

\$1,300,000 - 11121 81 Avenue, Edmonton

MLS® #E4450143

\$1,300,000

5 Bedroom, 4.00 Bathroom, 2,276 sqft

Single Family on 0.00 Acres

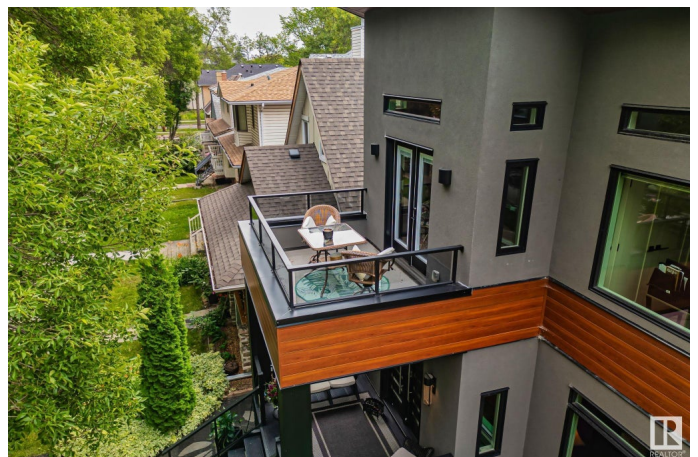
Garneau, Edmonton, AB

Custom-Built Home with 2 BDRM Legal Suite in Garneau! Breathtaking 2200+ sq ft 2-storey in the heart of Garneau, just one block from U of A, Whyte Ave, and the River Valley. Close walk to LRT. This custom-built home features Central AC, Eco-Shield Argon Windows, an open-concept main floor with high-end custom finishes, chef's kitchen (Bosch Appliances, Waterfall Quartz Island & Backsplash), two guest powder rooms, Walkthrough Pantry w/ Coffee Bar, and spacious living areas flooded with natural light. Upstairs offers 3 bedrooms plus vaulted den including a luxurious primary suite and second floor balcony overlooking the mature tree lined street. The fully legal 2-bedroom BASEMENT SUITE has a private entrance, separate laundry, and full kitchen – perfect for rental income or extended family. Custom built aluminum front porch, double detached garage and a beautifully landscaped, low maintenance, SOUTH-FACING yard complete the package. Exceptional location, design, and versatility!

Built in 2015

Essential Information

MLS® #	E4450143
Price	\$1,300,000
Bedrooms	5



Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,276
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11121 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S6

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Front Porch, Hot Water Natural Gas, Vaulted Ceiling, 9 ft. Basement Ceiling, Rooftop Deck/Patio
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Stove-Countertop Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Oven Built-In-Two, TV Wall Mount
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 29th, 2025
Days on Market	13
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 11:32pm MDT