

# \$699,900 - 11027 85 Avenue, Edmonton

MLS® #E4449584

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,437 sqft  
Single Family on 0.00 Acres

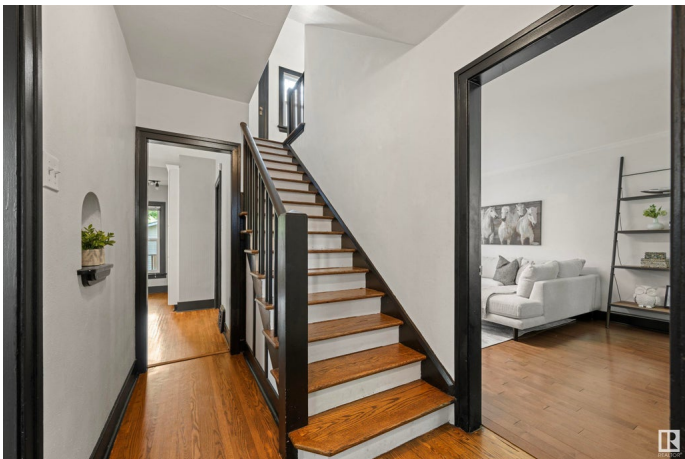
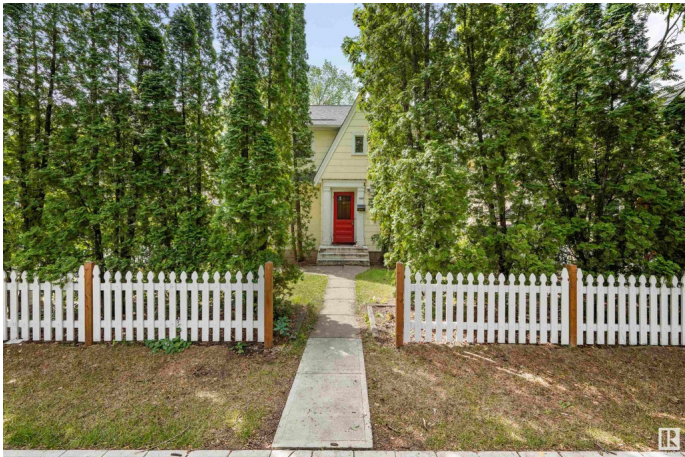
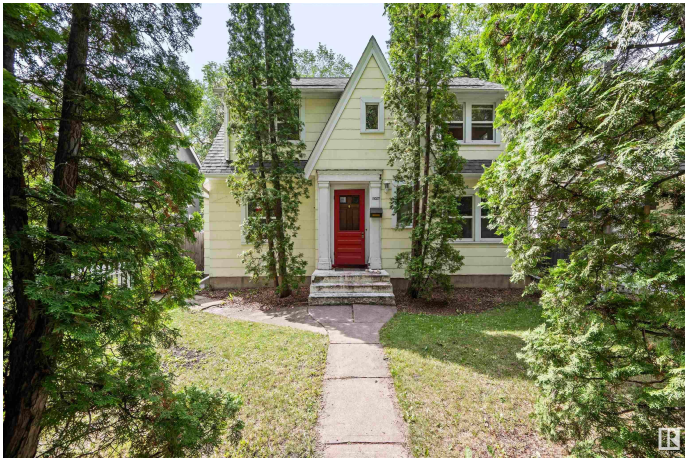
Garneau, Edmonton, AB

Step into this beautifully upgraded character home on one of Garneau’s most picturesque, tree-lined streets. Just minutes from the U of A, river valley trails, and Whyte Ave, the location is unbeatable. This classic 2-storey blends original charm with modern updates: a bright white kitchen with granite counters, newer windows, updated shingles, and a refreshed upstairs bath. The main floor offers spacious living and dining rooms with refinished hardwood, and upstairs you’ll find three sunlit bedrooms. The finished basement includes a second kitchen—perfect for guests, extended family, or added flexibility. Enjoy the large south-facing yard, rear deck, and oversized double garage with an insulated, heated workshop. Sitting on a rare 44’ x 130’ lot, this home offers incredible value in one of Edmonton’s most desirable neighbourhoods. Act fast—homes like this don’t stay on the market for long.

Built in 1941

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449584  |
| Price     | \$699,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,437                  |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11027 85 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0W5         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition                                                                                                         |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Composition                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

Date Listed July 24th, 2025

Days on Market 10

Zoning Zone 15

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Listing information last updated on August 3rd, 2025 at 7:32am MDT