

## \$1,248,000 - 11045 85 Avenue, Edmonton

MLS® #E4425036

**\$1,248,000**

7 Bedroom, 5.50 Bathroom, 2,876 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Location! Location! Location!--The heart of U of A--Walk to Whyte ave, UA hospital and LRT just minutes away! This beautifully custom built 2.5 story home is located on the tree lined street in Garneau. It boasts 2875 sqft above grade and also another 1200 sqft in the finished basement. There are 4+3 bedrooms plus main floor den & upper loft and 4.5 baths in total. The finishing of the house may be the one you have dreamed about. Now, you can make it real: Open design on main floor with den/office; Glass railing; Gas fireplace; Huge kitchen with high-end SS appliances and quartz countertops; 2 ensuite bath; Walk through pantry; Top floor bonus room; Modern Light fixture; South facing backyard with double car garage! And, a finished good size deck! Well, the list may keep on going for another few lines. Enjoy the live at Garneau, come to check it out and your search will end here.

Built in 2015

### Essential Information

MLS® #	E4425036
Price	\$1,248,000
Bedrooms	7
Bathrooms	5.50
Full Baths	5



Half Baths	1
Square Footage	2,876
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	11045 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W5

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Vinyl Windows, See Remarks, Infill Property
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Composition
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 11th, 2025  
Days on Market      39  
Zoning                 Zone 15

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Listing information last updated on April 19th, 2025 at 8:47am MDT