

# **\$735,000 - 11036 85 Avenue, Edmonton**

MLS® #E4448090

**\$735,000**

4 Bedroom, 2.00 Bathroom, 1,731 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Charming Character Home in the Heart of Garneau. Nestled on a quiet, tree-lined street in the desirable Garneau neighbourhood, this beautifully preserved 2-storey character home blends historic charm with modern functionality. Offering 4 spacious bedrooms, this home features a full bathroom upstairs and a convenient 3-piece bathroom in the fully developed basement. Step inside to discover timeless details such as original hardwood floors, vintage trim & warm, inviting spaces perfect for family living. The main floor is bathed in natural light and flows effortlessly between the living, dining & kitchen areas—ideal for both everyday comfort & entertaining. Downstairs, the basement is equipped with a 2nd kitchen, offering excellent potential for extended family living or a nanny suit. Located just minutes from the University of Alberta, UofA Hospital & Whyte Avenue, this is a rare opportunity to own a piece of Edmonton's history in one of its most vibrant and walkable communities.

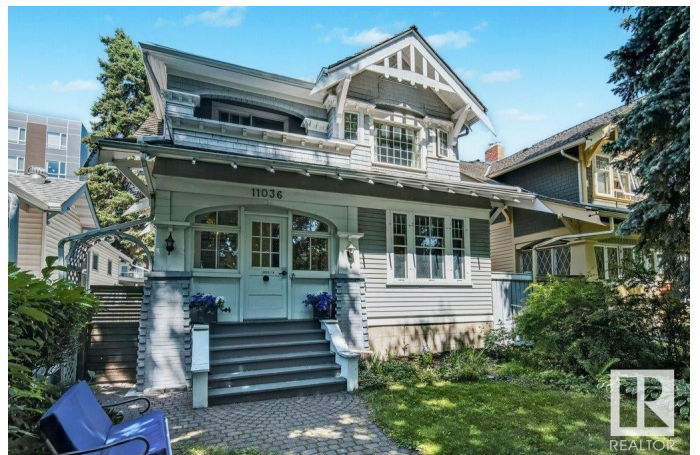
Built in 1914

## **Essential Information**

MLS® # E4448090

Price \$735,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,731
Acres	0.00
Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11036 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W6

### Amenities

Amenities	Deck, No Smoking Home
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau
Middle	McKernan
High	Strathcona

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	11
Zoning	Zone 15

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Listing information last updated on July 27th, 2025 at 9:17pm MDT