

## \$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

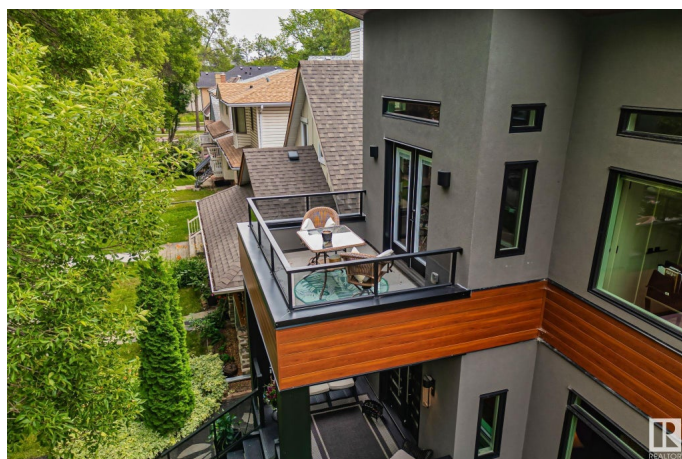
Garneau, Edmonton, AB

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
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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	2
Zoning	Zone 15

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Listing information last updated on July 30th, 2025 at 9:31pm MDT