

## \$565,000 - 11126 80 Avenue, Edmonton

MLS® #E4448286

**\$565,000**

4 Bedroom, 2.00 Bathroom, 902 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Location. Location. Location. Nestled in the heart of Garneau, this charming infill is just steps from the University of Alberta, the vibrant river valley, local restaurants, cafes, and boutique shopping. With public transit just around the corner, convenience meets opportunity in one of Edmonton's most sought after neighborhoods. The home offers a functional layout filled with natural light, featuring 2 bedrooms on the main floor and 2 more in the fully finished basement, which includes an illegal suite. Enjoy morning coffee or evening wine on the large front deck. With approx. 1,660 sq. ft. of livable space, this property is move in ready or holds prime potential for future redevelopment in a location that rarely becomes available.

Built in 1944

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448286  |
| Price          | \$565,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 902       |
| Acres          | 0.00      |
| Year Built     | 1944      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11126 80 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0R5         |

### Amenities

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Fire Pit, No Animal Home, No Smoking Home, Infill Property |
| Parking   | Single Garage Detached                                                              |

### Interior

|              |                                                                                                                                           |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                 |
| Stories      | 2                                                                                                                                         |
| Has Suite    | Yes                                                                                                                                       |
| Has Basement | Yes                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Garneau School  |
| Middle     | Mckernan School |

High                      Strathcona School

**Additional Information**

Date Listed              July 17th, 2025

Days on Market        29

Zoning                    Zone 15

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Listing information last updated on August 15th, 2025 at 5:17am MDT