# \$1,189,000 - 11045 85 Avenue, Edmonton

MLS® #E4445253

## \$1,189,000

7 Bedroom, 5.50 Bathroom, 2,876 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

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® # E4445253 Price \$1,189,000

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 July 2nd, 2025

Days on Market 125

Zoning Zone 15

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