# \$469,900 - 11038 84 Avenue, Edmonton

MLS® #E4464072

## \$469,900

3 Bedroom, 2.00 Bathroom, 1,344 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau opportunity â€" invest, renovate, or redevelop. This 1908 character home sits on a generous 33' x 131' lot in one of Edmonton's most desirable central neighbourhoods. Whether you're looking to restore its original charm, generate rental income, or explore redevelopment potential, the bones are here and the location delivers. You're walking distance to the University of Alberta, Whyte Avenue's vibrant scene, the River Valley trail system, Kinsmen Sports Centre, and Victoria Golf Course. Downtown and Rogers Place are minutes away. Everything that makes Garneau special is right outside your door. The property includes a spacious backyard with updated fencing and paving stones, plus a detached single-car garage. Perfect for investors seeking a value-add project or builders ready to create something new in a neighborhood where land and redevelopment opportunities rarely become available. Don't miss out



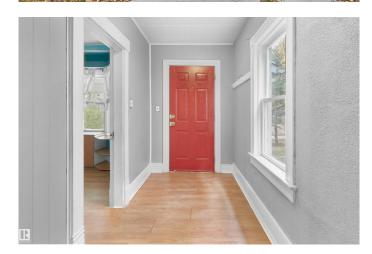
### **Essential Information**

MLS® # E4464072 Price \$469,900

Bedrooms 3
Bathrooms 2.00







Full Baths 2

Square Footage 1,344 Acres 0.00

Year Built 1908

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11038 84 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0V7

# **Amenities**

Amenities On Street Parking, See Remarks

Parking Single Garage Detached

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3
Has Basement Yes

Basement Full, Partially Finished

# **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation See Remarks

### **Additional Information**

Date Listed October 29th, 2025

Days on Market 6

Zoning Zone 15

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Listing information last updated on November 4th, 2025 at 7:47am MST