

\$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.

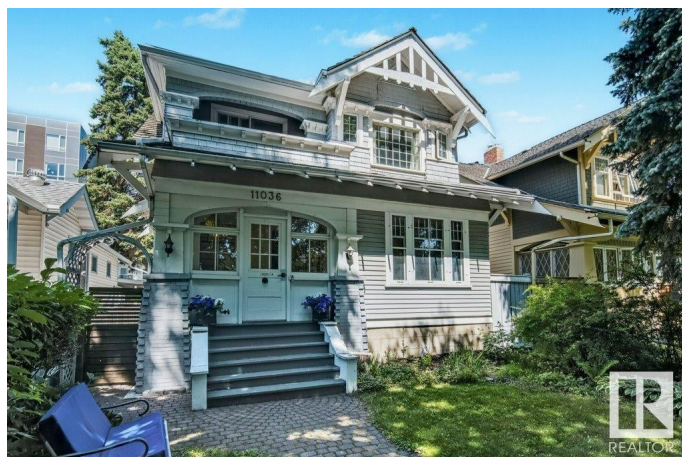
Built in 1914

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	3
----------------	---

Zoning	Zone 15
--------	---------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 12:02pm MDT