

# \$578,800 - 11128 81 Avenue, Edmonton

MLS® #E4449674

**\$578,800**

2 Bedroom, 2.00 Bathroom, 1,288 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Build up to 20 units (RH h23 zoning) next to University of Alberta and University Hospital, A rare find in this area 1,288 sq ft above grade boasts 2 bedrooms, a full bathroom, an open-concept bright living, dining area , and a functional kitchen. Ideally situated near shopping centers, Whyte Avenue, the University of Alberta, and a host of amenities, this property is a fantastic opportunity for investors seeking a versatile and income-generating asset.

Built in 1942

## Essential Information

MLS® #	E4449674
Price	\$578,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,288
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information



Address	11128 81 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0S5

### **Amenities**

Amenities	Closet Organizers
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	6
Zoning	Zone 15

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Listing information last updated on July 31st, 2025 at 11:17am MDT