

# \$699,900 - 11027 85 Avenue, Edmonton

MLS® #E4449584

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,437 sqft  
Single Family on 0.00 Acres

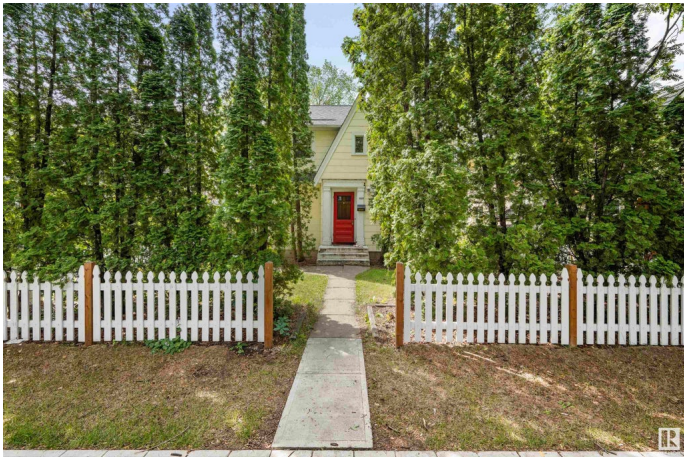
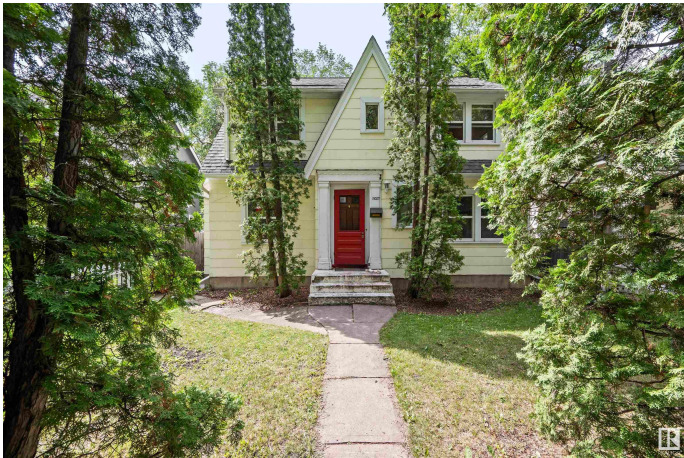
Garneau, Edmonton, AB

Step into this beautifully upgraded character home on one of Garneau’s most picturesque, tree-lined streets. Just minutes from the U of A, river valley trails, and Whyte Ave, the location is unbeatable. This classic 2-storey blends original charm with modern updates: a bright white kitchen with granite counters, newer windows, updated shingles, and a refreshed upstairs bath. The main floor offers spacious living and dining rooms with refinished hardwood, and upstairs you'll find three sunlit bedrooms. The finished basement includes a second kitchen—perfect for guests, extended family, or added flexibility. Enjoy the large south-facing yard, rear deck, and oversized double garage with an insulated, heated workshop. Sitting on a rare 44’ x 130’ lot, this home offers incredible value in one of Edmonton’s most desirable neighbourhoods. Act fast—homes like this don’t stay on the market for long.

Built in 1941

## Essential Information

MLS® #	E4449584
Price	\$699,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,437
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11027 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition
Exterior Features	Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Composition
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 24th, 2025

Days on Market 7

Zoning Zone 15

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Listing information last updated on July 31st, 2025 at 5:47am MDT