

## **\$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! 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        100  
Zoning                    Zone 15

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