

Courtesy Of Jennifer E Murphy Of RE/MAX Excellence

## **\$599,900 - 11008 85 Avenue, Edmonton**

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MLS® #E4429145

### **\$599,900**

5 Bedroom, 2.50 Bathroom, 1,418 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Welcome to 11008-85 Ave, a beautifully maintained residence nestled in a serene neighborhood of Garneau. Walking distance to U of A, Stollery Hospital and Whyte Avenue. Perfect for families and professionals alike. This inviting property boasts 5 spacious bedrooms and 3 bathrooms, offering ample space for comfortable living. Step inside to discover a bright and unique 1933 character home with plenty of light and space. Basement includes extra storage space, additional 5th bedroom and additional bathroom. Double detached garage is heated and insulated and the backyard is fully fenced. Roof was recently replaced and may operate as a rooming house. Previous income in years before was \$5150 per month.



Built in 1933

### **Essential Information**

MLS® #	E4429145
Price	\$599,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.00

Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11008 85 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0W6

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Detached, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, 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	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	3
Zoning	Zone 15

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Listing information last updated on April 7th, 2025 at 6:17pm MDT