

## \$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.

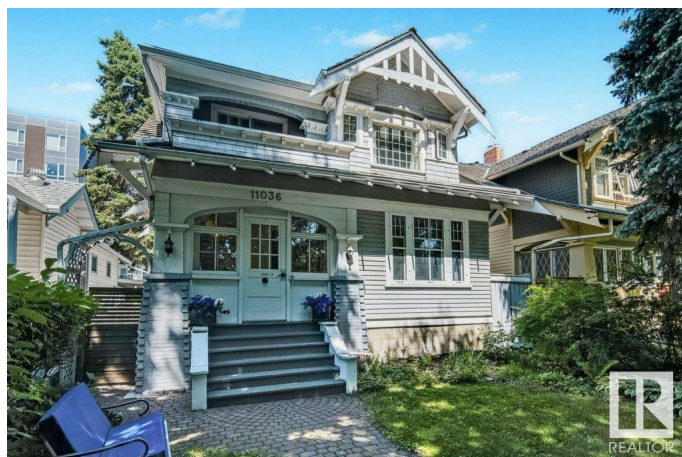
Built in 1914

### 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 | 17              |
| Zoning         | Zone 15         |

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Listing information last updated on August 2nd, 2025 at 6:02am MDT