

\$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.

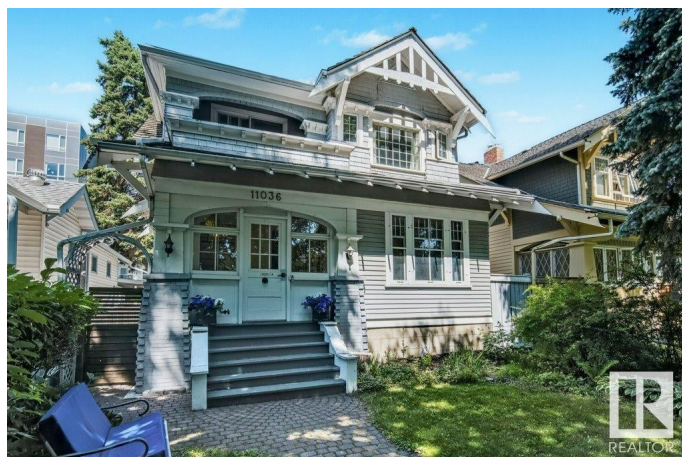
Built in 1914

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

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|------------|------------|
| Elementary | Garneau |
| Middle | McKernan |
| High | Strathcona |

Additional Information

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|-------------|-----------------|
| Date Listed | July 16th, 2025 |
|-------------|-----------------|

| | |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

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|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on July 25th, 2025 at 7:32am MDT