

# \$469,900 - 11038 84 Avenue, Edmonton

MLS® #E4464072

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,344 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

Prime Garneau opportunity â€” invest, renovate, or redevelop. This 1908 character home sits on a generous 33' x 131' lot in one of Edmonton's most desirable central neighbourhoods. Whether you're looking to restore its original charm, generate rental income, or explore redevelopment potential, the bones are here and the location delivers. You're walking distance to the University of Alberta, Whyte Avenue's vibrant scene, the River Valley trail system, Kinsmen Sports Centre, and Victoria Golf Course. Downtown and Rogers Place are minutes away. Everything that makes Garneau special is right outside your door. The property includes a spacious backyard with updated fencing and paving stones, plus a detached single-car garage. Perfect for investors seeking a value-add project or builders ready to create something new in a neighborhood where land and redevelopment opportunities rarely become available. Don't miss out

Built in 1908

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464072  |
| Price     | \$469,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,344                  |
| Acres          | 0.00                   |
| Year Built     | 1908                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11038 84 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V7         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, See Remarks |
| Parking   | Single Garage Detached         |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | 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 | Back Lane, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Stucco                                                                                                                                       |
| Foundation        | See Remarks                                                                                                                                        |

### Additional Information

Date Listed           October 29th, 2025

Days on Market     10

Zoning               Zone 15

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Listing information last updated on November 7th, 2025 at 9:02pm MST