

\$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 8th, 2025 at 1:17pm MST