



## 11010 81 Avenue Edmonton AB

\$768,000

Trophy Investment Property in Garneau with 7 bedrooms on a 50 ft wide lot. A few blocks away from the University of Alberta Hospital and Campus. This charming Craftsman-style brick bungalow, nestled on a peaceful, tree-lined street boasts a prime location with undeniable character and endless potential. Inside, you'll find beautiful hardwood flooring throughout, 9-foot ceilings that create a bright and open feel, an inviting living room, three fireplaces (two gas, one wood). The expansive kitchen bright and spacious, and the fully finished basement offers a second kitchen space. Enjoy quiet mornings on the covered, screened-in front porch. Featuring a double detached garage with a unique bonus: a loft above the garage, and another 950 sq. ft. loft above the main house, ready to be developed into additional living space. Located just steps from Whyte Avenue, this rare gem income-generating asset is a must-see! Location! Location! Location! Don't miss out on this one.

Listing Presented By:



Originally Listed by:  
Exp Realty

justin@justintazi.com  
<http://www.justintazi.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)