

## \$539,900 - 10922 81 Avenue, Edmonton

MLS® #E4455501

**\$539,900**

5 Bedroom, 3.50 Bathroom, 1,396 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great 3 + 2 bedroom duplex with 1383 sq.ft duplex in Garneau for sale. This home offers a dream kitchen with stainless steel appliances, a good size of dining area, a large living area with fireplace and a 2 pc of washroom on the main floor, 2 large bedrooms on the 2nd level and the 3rd level loft connecting balcony, plus the first set of laundry set on the 2nd floor. The master bedroom on the 2nd floor also has its own ensuite. The basement was also fully developed with 2 bedrooms, a full 4 pc bathroom and 2nd set of laundry. Additional features include hardwood flooring on the main floor, beautiful granite counter top throughout the house and a detached single garage. Convenient location close to shopping centre, public transit, and schools, and University of Alberta. Great property for entry level family and investors!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455501  |
| Price          | \$539,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,396     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 and Half Storey |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10922 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0S2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft.          |
| Parking   | Single Garage Detached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 4                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 31st, 2025 |
|-------------|-------------------|

Days on Market 5

Zoning Zone 15

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Listing information last updated on September 5th, 2025 at 1:17am MDT