

# **\$569,888 - 10818 84 Avenue, Edmonton**

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MLS® #E4446554

**\$569,888**

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this beautiful character home, ideally located in the Garneau neighborhood. Situated on a RM h16 (Medium Scale Residential zoned lot), this property offers flexibility and long-term potential. The main floor offers a classic and functional layout with a spacious living room, dining area, kitchen, two comfortable bedrooms, and a full bathroom. The upper-level functions as its own private retreat, complete with one bedroom, a full bathroom, a cozy living area with a skylight, and a kitchenette—ideal for guests or extended family. The finished basement adds valuable space with two additional rooms (windows do NOT meet current egress standards), a third full bathroom, and a rec room. Enjoy off-street parking at the back of the property, and easy access to the University of Alberta, Whyte Avenue, and all the amenities of central Edmonton. Whether you're looking to live in a vibrant historic neighborhood or invest in a property with future development potential, this charming Garneau gem offers both.



Built in 1928

## **Essential Information**

MLS® #                      E4446554

Price                         \$569,888

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,456
Acres	0.00
Year Built	1928
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10818 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2J2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Front Porch, See Remarks
Parking	No Garage, Rear Drive Access, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 8th, 2025

Days on Market                1

Zoning                            Zone 15

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