

## **\$1,115,000 - 10951 81 Avenue, Edmonton**

MLS® #E4451633

**\$1,115,000**

6 Bedroom, 4.00 Bathroom, 2,174 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this stunning Custom Certified Green Built Home by Perry Signature Homes, perfectly located in the desirable community of Garneau. Thoughtfully designed with sustainability, space, and versatility in mind. This home offers the perfect blend of luxury & practicality. The main and upper floor has 4 spacious bedrooms and 3 full bathrooms, main floor laundry, a serene primary suite with large spa-like ensuite and walk-in closet. Downstairs you will find a spacious in-law suite, perfect for multigenerational living. With its own private entrance, kitchen, living area, 2 bedrooms, full bathroom and a second laundry room. This space offers privacy without compromise. Featuring central AC & a detached double garage. This wonderful home was crafted with energy efficiency in mind ensuring lower utility costs and healthier indoor living. Situated steps from U of A, Whyte Ave, River Valley Trails, and transit. This is a rare opportunity to own a modern sustainable home in a walkable vibrant neighbourhood.

Built in 2012

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4451633    |
| Price    | \$1,115,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10951 81 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 0S1         |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 2                                                                             |
| Parking        | Double Garage Detached                                                        |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Fresh Air, Glass Door, Heatilator/Fan                                                                                                                                          |
| Stories           | 3                                                                                                                                                                              |
| Has Suite         | Yes                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco                                                                   |
| Foundation        | Concrete Perimeter                                                             |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Garneau School    |
| Middle     | McKernan School   |
| High       | Strathcona School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 15          |

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Listing information last updated on August 17th, 2025 at 10:47pm MDT