

# \$1,199,999 - 11458 79 Avenue, Edmonton

MLS® #E4440965

**\$1,199,999**

8 Bedroom, 6.00 Bathroom, 2,250 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Move in ready! Renovated home on large corner lot. Rare opportunity - Prime real estate for holding or future redevelopment. Ideal for professional, professor, or potential income source for wise investor or developer. RS zoning. Potential rent of \$7500+ per month. Belgravia side of McKernan, across from newly built park. Steps to University of Alberta, Kaye Clinics, schools and transport. Newer roof, 5 new appliances, new furnace, 2 new hot water tanks. Main floor has large ensuite bedroom with bathroom, plus additional large office / den. Another full detached bathroom on main floor. Upstairs has 4 large bedrooms, sitting nook, laundry and 2 full bathrooms. Legal basement suite with own entrance, with 2 large bedrooms, 2 full bathrooms, living / dining room, full kitchen plus laundry room. Basement currently connected to main house; can be easily separated. Double garage with large concrete pad for extra parking, with potential of garage suite for extra income.

Built in 2008

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4440965    |
| Price     | \$1,199,999 |
| Bedrooms  | 8           |
| Bathrooms | 6.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 6                      |
| Square Footage | 2,250                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11458 79 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P6         |

### **Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                             |

### **Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 3                                                                 |
| Has Suite         | Yes                                                               |
| Has Basement      | Yes                                                               |
| Basement          | See Remarks, Finished                                             |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Slab                                                                                                      |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | McKernan, Belgravia   |
| Middle     | Mckernan              |
| High       | Old Scona, Strathcona |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 15        |

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Listing information last updated on June 17th, 2025 at 1:02am MDT