

# \$409,900 - 7004 11 Avenue, Edmonton

MLS® #E4457658

## \$409,900

5 Bedroom, 3.00 Bathroom, 1,965 sqft  
Single Family on 0.00 Acres

Menisa, Edmonton, AB

Opportunity knocks! The spacious FIVE bedroom FOUR bathroom five-level split with a double detached garage is perfect chance to put your own stamp on a home and build instant equity. With some TLC this property could surely shine. Inside you'll find the upper level primary suite with three piece en suite plus two more bedrooms with full four piece bath main level living and dining areas with functional kitchen third level cozy family room two piece bath and flexible fourth bedroom/office fourth level two more bedrooms one with its own two piece en suite laundry and mechanical room fifth level second family room jacuzzi room ready for a refresh the oversized yard offers RV parking a covered deck and a fire pit just waiting to be enjoyed after some updates if you're handy love projects are looking for a fixer upper with great bones and tons of potential this one's for you!



Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457658  |
| Price      | \$409,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 2                      |
| Square Footage | 1,965                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7004 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Menisa         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3J5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating           | Forced Air-2, Natural Gas                         |
| Stories           | 3                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Partially Finished                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 12th, 2025 |
|-------------|----------------------|

Days on Market 3

Zoning Zone 29

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Listing information last updated on September 14th, 2025 at 10:47pm MDT