# \$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

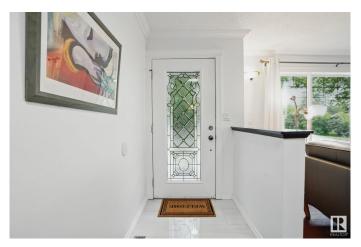
## **Essential Information**

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 24

Zoning Zone 15

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