

# \$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	22
Zoning	Zone 15

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