

# **\$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. House next door also for sale. 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	1
Zoning	Zone 15

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Listing information last updated on June 7th, 2025 at 4:02pm MDT