

# **\$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 | 10             |
| Zoning         | Zone 15        |

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Listing information last updated on June 16th, 2025 at 9:32am MDT