# \$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.



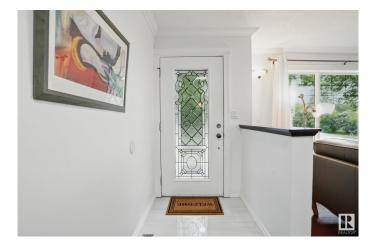
### **Essential Information**

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 4:17am MDT