

\$799,000 - 11536 78 Avenue, Edmonton

MLS® #E4435244

\$799,000

4 Bedroom, 2.50 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Incredible Location + Modern Living!
Professionally Renovated in 2022 by Burgess Construction & situated in a prime location on a tree-lined boulevard in McKernan-Belgravia backing on to Charles Simmonds Park. Just a few minutes walk to the U of A Hospital. Extensive renovations include new oak hardwood throughout an extension on the main floor to create an open concept Kitchen + Dining space with floor to ceiling windows and doors leading to the back yard. Perfect for Summertime Indoor-Outdoor Living! Custom Kitchen including Wolfe gas stove. The extension also features a huge mudroom with plenty of storage and a 2pc powder room. High efficiency furnace, central AC, and HWT (1-4 yrs). The basement renovation efficiently creates a welcoming laundry room area with home office area and 3 piece bathroom. Upgraded underground electrical service, newer vinyl windows & shingles. River Valley Trails, Schools, Coffee Shops & Restaurants just a few blocks away! Walk to work in one of Edmonton's best communities!

Built in 1951

Essential Information

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Price \$799,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11536 78 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0N5

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Freezer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau / Belgravia
Middle	McKernan School
High	Strathcona School

Additional Information

Date Listed	May 8th, 2025
Days on Market	40
Zoning	Zone 15

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