

## **\$799,000 - 11536 78 Avenue, Edmonton**

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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**

MLS® #                      E4435244

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	35
Zoning	Zone 15

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Listing information last updated on June 13th, 2025 at 2:17am MDT