

## \$759,000 - 11531 78 Avenue, Edmonton

MLS® #E4463646

**\$759,000**

4 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome Home! Nestled in the McKernan/Belgravia community this home has 4 bedrooms, 2.5 Bath and over 2150sf of living space. The upper levels host the Primary bedroom with 3pc ensuite, walk-in closet and its own west facing deck, a large Bedroom/Office with vaulted ceiling, plus 2 additional Bedrooms + 4pc Main Bath. The main floor has a comfortable Living Room with wood burning FP, French Doors, an open Kitchen with stainless appliances, peninsula w/bar top seating, a large Dining Room with a wood stove, and an adjacent Flex Room makes for a wonderful entertaining space. Patio doors extend from the Dining Room to a private south facing backyard featuring fruit trees and shrubs. Large windows throughout the home bring in lots of natural light. Recent upgrades include Furnace and Air Conditioning(2019). The home is walking distance to the University of Alberta, Hospitals, LRT, Public Schools and minutes away from the River Valley.

Built in 1950

### Essential Information

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Price \$759,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,813                  |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11531 78 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0N4         |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Patio |
| Parking Spaces | 3                                                                  |
| Parking        | Over Sized, Single Garage Detached                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Insert, Woodstove                                                                                                                      |
| Stories           | 4                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | See Remarks, Partially Finished                                                                                                        |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

Exterior Features    Back Lane, Fenced, Flat Site  
Lot  
Roof                    Asphalt Shingles  
Construction        Wood, Stucco  
Foundation          Concrete Perimeter



**Additional Information**

Date Listed            October 27th, 2025  
Days on Market        25  
Zoning                  Zone 15

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