

\$690,000 - 11454 79 Avenue, Edmonton

MLS® #E4438178

\$690,000

3 Bedroom, 2.00 Bathroom, 1,450 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Located in the sought-after Belgravia/McKernan area, this beautifully maintained 3-bedroom, 2-bathroom two-storey home offers timeless charm and modern updates. Just two blocks from the University of Alberta and one house from Charles Simmons Park, the location is unbeatable. Inside, you'll find original hardwood floors in impeccable condition, triple-pane windows, and upgraded power. The two upstairs bedrooms each feature walk-in closets, and the full ensuite adds convenience. Architectural shingles, newer siding, and a rebuilt single detached garage reflect pride of ownership—same owner since the 1980s. The 132x44 lot offers plenty of options: move right in with nothing to fix, hold as an ideal rental or student property, or explore its potential as a flip or future infill. A rare opportunity in a premier location!

Built in 1949

Essential Information

MLS® #	E4438178
Price	\$690,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,450



Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11454 79 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P6

Amenities

Amenities	No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
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Days on Market 3

Zoning Zone 15

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