

# **\$659,900 - 11444 78 Avenue, Edmonton**

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MLS® #E4439100

**\$659,900**

3 Bedroom, 2.00 Bathroom, 895 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Beautifully renovated home located in the heart of the highly sought after neighbourhood of Belgravia/McKernan. Perfect blend of character and modern upgrades, this 3 bedroom, 2 bathroom home offers comfort, style, and an unbeatable location. Main floor features white oak flooring, oak dividing wall, an oversized island, ample kitchen storage, and a custom linear electric fireplace. The bedroom/office off the living area features a new stylish bathroom. Entertain effortlessly with the double sliding doors that open to the oversized composite deck, overshadowed by a beautiful apple tree adding to your urban oasis. Downstairs features two bedrooms with plenty of closet space, a bonus room, laundry, and a full bathroom. Recent upgrades include a new oversized heated garage, shingles, siding, most windows, insulation (including attic), electrical, and furnace. Just a short walk to the River Valley, UofA, Whyte Avenue, and the LRT. Location cannot be beat!



Built in 1954

## **Essential Information**

MLS® #	E4439100
Price	\$659,900
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	895
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11444 78 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0N3

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 15

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