

## **\$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**

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 | 40            |
| Zoning         | Zone 15       |

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Listing information last updated on June 17th, 2025 at 7:17am MDT