

Courtesy Of Anthony Trang Of MaxWell Progressive

## \$825,000 - 10917 79 Avenue, Edmonton

MLS® #E4443118

**\$825,000**

5 Bedroom, 4.50 Bathroom, 1,907 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Elegance meets modern design in this refined infill, ideally located in Garneau near the University of Alberta and Whyte Avenue. Spanning 1,907 sq ft, this 5-bedroom, 4.5-bath home features a fully finished basement and double detached garage. Soaring 9' ceilings, engineered hardwood, 8' doors, and abundant natural light define the open-concept main floor. The living room is anchored by a striking floor-to-ceiling tiled electric fireplace. A chef's kitchen awaits with a dramatic waterfall quartz island, stainless steel appliances, built-in oven, hood fan, and full backsplash. The dining area, bathed in sunlight, overlooks the south-facing backyard. Upstairs offers two junior bedrooms (one with ensuite), a 4pc bath, and a laundry room. The serene primary suite boasts a walk-in closet and spa-like 5pc ensuite with glass-and-tile shower and soaker tub. The lower level adds a large family room, two more bedrooms, full bath, and second laundry. Extras: all-season deck, triple-pane windows, \$20K custom fencing.

Built in 2019

### Essential Information

MLS® # E4443118

Price \$825,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 1,907                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10917 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P1         |

### Amenities

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                         |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                                                               |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                            |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Stucco, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                             |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Garneau School    |
| Middle     | McKernan School   |
| High       | Strathcona School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 15         |

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Listing information last updated on August 17th, 2025 at 2:02pm MDT