

\$740,000 - 11611 79 Avenue Nw, Edmonton

MLS® #canada_23221

\$740,000

4 Bedroom, 2.00 Bathroom, 1,388 sqft

Single Family on 0.17 Acres

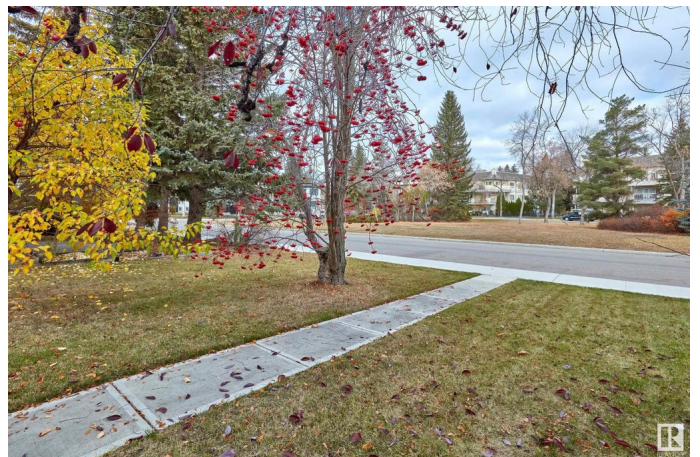
Belgravia, Edmonton, Alberta

Discover the perfect location facing a serene island park in Belgravia! This spacious, bungalow has been extensively upgraded and is ideally situated within walking distance of the University of Alberta, hospitals, and just steps away from the River Valley. The main floor features 3 generous bedrooms, an upgraded main bathroom, an open plan kitchen with white laminate cabinetry, a breakfast bar, and ceramic tile flooring. Hardwood floors bring warmth to the living room, which includes a cozy brick wood-burning fireplace and an open staircase to the lower level. Downstairs, you'll find a large recreation room, an extra bedroom, a modern 3-piece bathroom, and a large laundry and storage room with a workshop area. The fully fenced south-facing yard boasts multi-level cedar decks with a gas BBQ hookup and an oversized double detached garage. With hardy board siding, newer windows, furnace, water tank and roof shingles, this charming family residence is move-in ready and a must-see!

Built in 1952

Essential Information

MLS® #	canada_23221
Price	\$740,000
Bedrooms	4
Bathrooms	2.00



Square Footage	1,388
Acres	0.17
Year Built	1952
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	11611 79 Avenue Nw
Subdivision	Belgravia
City	Edmonton
Province	Alberta
Zip Code	T6G 0P8

Amenities

Features	Deck, Natural Gas BBQ Hookup, Air Conditioner, Porch
# of Garages	2

Additional Information

Date Listed	October 31st, 2024
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