

\$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 | 41 |
| Zoning | Zone 15 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 5:32am MDT