

\$759,000 - 11531 78 Avenue, Edmonton

MLS® #E4463646

\$759,000

4 Bedroom, 2.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome Home! Nestled in the McKernan/Belgravia community this home has 4 bedrooms, 2.5 Bath and over 2150sf of living space. The upper levels host the Primary bedroom with 3pc ensuite, walk-in closet and its own west facing deck, a large Bedroom/Office with vaulted ceiling, plus 2 additional Bedrooms + 4pc Main Bath. The main floor has a comfortable Living Room with wood burning FP, French Doors, an open Kitchen with stainless appliances, peninsula w/bar top seating, a large Dining Room with a wood stove, and an adjacent Flex Room makes for a wonderful entertaining space. Patio doors extend from the Dining Room to a private south facing backyard featuring fruit trees and shrubs. Large windows throughout the home bring in lots of natural light. Recent upgrades include Furnace and Air Conditioning(2019). The home is walking distance to the University of Alberta, Hospitals, LRT, Public Schools and minutes away from the River Valley.

Built in 1950

Essential Information

MLS® # E4463646

Price \$759,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,813
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11531 78 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0N4

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Patio
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Woodstove
Stories	4
Has Basement	Yes
Basement	See Remarks, Partially Finished

Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features Back Lane, Fenced, Flat Site
Lot
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter



Additional Information

Date Listed October 27th, 2025
Days on Market 3
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 October 30th, 2025 at 6:32am MDT