

# **\$700,000 - 11146 78 Avenue, Edmonton**

MLS® #E4427015

**\$700,000**

5 Bedroom, 4.50 Bathroom, 2,114 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Investor Alert! Unique, well functioning half-duplex layout featuring 5 bedrooms, 5 bathrooms, 3 living areas, 3 laundry sets, side entry & double detached garage.

Approximately 2800sf of living space on 4 levels. Ideal location, within a 5min drive to U of A campus & hospital. Sunny south facing living room for entertaining. Bright kitchen with ample storage cabinets, quartz counters, trendy herringbone laid subway tile, stainless steel appliances & full dining nook. Powder room with laundry set. 2nd level offers 3 spacious bedrooms, 2 full bathrooms for shared living arrangements, a growing family or additional home office/library. A bright loft level offers a bonus room w/snack station which can double as a studio. Large bedroom, 3pc bathroom, laundry room & roof top patio. Lower level highlights a recreation room for games night, a generous sized 5th bedroom, 3pc bathroom, 3rd laundry set & mechanical access. Plenty of storage throughout the home. Low maintenance landscaping. A great income property.

Built in 2019

## **Essential Information**

MLS® # E4427015

Price \$700,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,114
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	3 Storey
Status	Active

### Community Information

Address	11146 78 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0M6

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Patio, See Remarks, Rooftop Deck/Patio
Parking Spaces	2
Parking	Double Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau/StBrendan/MountC
Middle	McKernan/St Brendan
High	Strathcona/Louis StLaurent

### Additional Information

Date Listed	March 21st, 2025
Days on Market	88
Zoning	Zone 15

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