

Courtesy Of Karin Wollis Of Royal Lepage Arteam Realty

## **\$899,000 - 11231 75 Avenue, Edmonton**

MLS® #E4413282

**\$899,000**

7 Bedroom, 3.00 Bathroom, 2,210 sqft  
Single Family on 0.00 Acres

McKernan, Edmonton, AB

Classic 6 /7 bedroom 2 story with 1000 sq' addition in 2012. 2ATT heated Garage with RV Parking. Remodeled in 2010: new siding, windows, shingles, plumbing, electrical, flooring. Huge 735m2 (60'x132') lot in desirable McKernan. Walk to U of A & LRT. Open main floor has large windows & maple hardwood. Renovated kitchen w quartz, double wall ovens, c/t stove, walk-in pantry. Perfect home office with exterior entry door on main. Large mudroom to 2 Att garage features separate side entry door to basement in-law suite. Enjoy a spacious Primary bedroom on upper level with huge walk in closet, a 6 pc luxury ensuite with soaker tub & walk in tiled shower. Upper 2nd bedroom + cozy Bonus Room too. The finished BSMT features: in-law suite w 2nd kitchen, family room, 2 or 3 bedrooms, 3 pc bath, LA/utility rm + storage. Enjoy a beautifully landscaped, fenced yard w large concrete parking pad & automatic electric security gate at rear. Ideal for professionals, university students & families. Close to river valley.

Built in 1953

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4413282  |
| Price  | \$899,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,210                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11231 75 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0H4         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Tub, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, RV Parking   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stacked Washer/Dryer, Storage Shed, Stove-Countertop Electric, Window Coverings, See Remarks, Refrigerators-Two, Oven Built-In-Two, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2024 |
| Days on Market | 128                |
| Zoning         | Zone 15            |

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Listing information last updated on March 15th, 2025 at 12:47am MDT