

## \$779,000 - 11504 78 Avenue, Edmonton

MLS® #E4465705

**\$779,000**

8 Bedroom, 2.00 Bathroom, 1,621 sqft

Single Family on 0.00 Acres

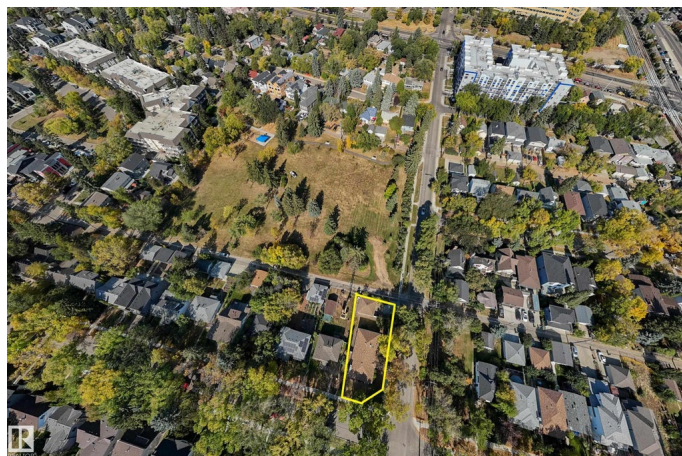
McKernan, Edmonton, AB

Located in the heart of the sought-after McKernan/Belgravia area, this 1620 sq.ft. bungalow sits on a prime 648.57m<sup>2</sup> corner lot backing Charles Simmonds Park. Owned by the same family for over 30 years, this property is now being sold by the estate (as-is, where-is) and offers incredible potential for renovation, or redevelopment. The main floor features a spacious living room with fireplace, dining area, reading nook, kitchen, laundry room, three bedrooms, and a 4-piece bathroom. The fully finished basement includes five bedrooms, a family room, kitchen, a 3-piece bath, and ample storage and outside you'll find a lovely fenced yard and double detached garage. All of this just minutes from the McKernan/Belgravia LRT, the University of Alberta, Cross Cancer Institute Kaye Edmonton Clinic, restaurants, cafe's, festivals, river valley, shopping and more! A rare opportunity in a prime location. (Some photos are virtually staged)

Built in 1951

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465705  |
| Price     | \$779,000 |
| Bedrooms  | 8         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,621                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11504 78 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0N5         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Patio                  |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                                                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplaces   | Mantel                                                                                                                                                                                   |
| Stories      | 2                                                                                                                                                                                        |
| Has Suite    | Yes                                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                                                                           |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Garneau School  
Middle                              McKernan  
High                                 Strathcona

**Additional Information**

Date Listed                      November 14th, 2025  
Days on Market                7  
Zoning                              Zone 15

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