

## \$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 |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Low Maintenance Landscape, Schools, Shopping Nearby,<br>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 | 41               |
| Zoning         | Zone 15          |

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Listing information last updated on May 1st, 2025 at 4:02am MDT