

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 panty. 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	127
Zoning	Zone 15

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