

## \$484,900 - 11419 79 Avenue, Edmonton

MLS® #E4461054

**\$484,900**

2 Bedroom, 2.00 Bathroom, 700 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Charming 2-Bedroom Bungalow in the Heart of Belgravia! Welcome to this well-maintained, original family-owned bungalow, nestled in the highly sought-after community of Belgravia. Owned by the same family since 1943, this home offers a rare opportunity to own a piece of local history with all the potential to make it your own. Featuring 2 bedrooms, a bright and functional layout, and important updates including a newer furnace and shingles, this property is ideal for a first-time home buyer, investor, or as a prime infill opportunity. Enjoy the convenience of being just steps from public transit, including quick access to the LRT, the University of Alberta, and downtown Edmonton. Belgravia is known for its mature trees, quiet streets, and strong sense of community—making it one of the city's most desirable neighbourhoods. Whether you're looking to move in, rent out, or redevelop, this property offers excellent long-term value in an unbeatable location. Don't miss out on this incredible opportunity

Built in 1943

### Essential Information

MLS® # E4461054

Price \$484,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 700                    |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11419 79 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood                                                                          |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Schools, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles                                                              |
| Construction      | Wood                                                                          |
| Foundation        | Block, Concrete Perimeter                                                     |

### Additional Information

Date Listed            October 6th, 2025

Days on Market      10

Zoning                Zone 15

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