

\$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 648.57m² 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 1
Zoning Zone 15

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