



## Edmonton Alberta

\$650,000

Charming McKernan Family Home on a Premium 48' x 130' Lot! Welcome to 11331 75 Ave NW, lovingly maintained by long-term owners, this 4-bedroom, 2-storey home feat. 2417.64 sqft is full of charm & character. Steps to Whyte Ave, U of A, McKernan School, ravine trails and transit, this premium McKernan location is unbeatable for families. Upstairs offers 4 spacious bedrooms, full 4pc bath & a 3pc bath. Main floor features a bright living room, formal dining, eat-in kitchen, cozy family room with fireplace, main floor office, mudroom and a 2pc bath. Finished basement adds a rec room, 3pc bath and laundry. Major updates include a newer furnace, tankless hot water and a heat pump for efficient summer cooling. The oversized double garage boasts a 179 sqft loft, can be ideal for a studio, gym or storage. Outside, enjoy professionally landscaped gardens, a pergola & gorgeous patio and a huge, private backyard perfect for entertaining. A rare opportunity in one of Edmonton's most sought-after communities! (id:6769)

Recreation room 5.45 m X 6.83 m

Storage 4.26 m X 1.84 m

Living room 6.04 m X 5.78 m

Dining room 3.63 m X 3.42 m

Kitchen 4.26 m X 2.55 m

Family room 4.78 m X 4.8 m

Office 3.94 m X 2.69 m

Primary Bedroom 4.28 m X 3.82 m

Bedroom 2 4.64 m X 3.09 m

Bedroom 3 3.04 m X 4.27 m

Bedroom 4 3.64 m X 3.04 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.realestateexperience.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.