



## 11458 79 Avenue Edmonton AB

\$1,050,000

Rare Opportunity - Prime real estate for holding or future redevelopment. Large corner lot. Ideal home for large or multi-generational family, or excellent and reliable potential income source for wise investor. Move in ready Located in desirable McKernan Belgravia. Over 3200 square feet of finished living space on 3 levels. Quiet residential street across park. Bright home with large windows. Freshly painted, pet-free home. Steps to LRT, University of Alberta, schools and Whyte Ave. 6 new appliances. 2 new hot water tanks. New granite sink. New roof! Main floor has large ensuite bedroom, plus additional office that can be used as second bedroom. Another full detached bathroom. Upstairs has 4 large bedrooms, sitting nook, laundry and 2 full bathrooms. Legal basement suite with own entrance, with 2 large bedrooms, 2 full bathrooms, living / dining, full kitchen plus laundry. Basement currently connected to main house; can be easily separated. Oversize garage with large concrete pad for extra parking.

Listing Presented By:



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