



11520 78 Avenue Edmonton AB

\$759,900

SUPERB MCKERNAN LOCATION ADJACENT TO A PARK! This well maintained home, boasts a distinctive "chalet" style front extension with a full foundation beneath. The expansive living room features impressive "gulam" beams that stretch over the welcoming front entry and covered porch. The main floor offers an open layout encompassing the living room with a stone woodburning fireplace, a dining area, 2 bedrooms and a 4-pc bathroom, and kitchen space. Upstairs, two bedrooms benefit from newer windows, and a 4-pc bathroom. The fully finished basement showcases a fantastic family room with another fireplace. Additionally, there is a games room, hobby room, extra bedroom, a 3-pc bathroom with a shower. Outside, the well-maintained treed yard features a patio and a spacious double detached garage with alley access. Situated backing onto greenspace (Charles Simmons Park), this property offers easy access to the University, LRT station, and River Valley. Steps away from Whyte Avenue shopping and entertainment district!

Listing Presented By:



Originally Listed by:
RE/MAX Elite

nooran@realtymonton.ca
<http://www.realtymonton.ca>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca