

\$1,189,000 - 11307/11309 79 Avenue Nw, Edmonton

MLS® #E4245699

\$1,189,000

6 Bedroom, 6.00 Bathroom, 2,147 sqft
Single Family on 0.10 Acres

McKernan, Edmonton, AB

OWN & INVEST steps from the UNIVERSITY, UofA HOSPITAL, RIVER VALLEY, WHYTE AVE & LRT. Nestled on a QUIET STREET lined with MATURE TREES, this FULLY TENANTED DUPLEX has 4 SEPARATE ENTRANCES, making it perfect for either an INVESTMENT PROPERTY, MULTI-GENERATIONAL LIVING, or BOTH! This WELL-CARED FOR property has SLEEK FINISHES that are also rental friendly! With a DOUBLE GARAGE and PARKING PAD there is plenty of parking, STREET PARKING PASSES are also available to residents. The OPEN FLOOR PLAN with LARGE WINDOWS provides plenty of light & living space. UPSTAIRS you will find DOUBLE ENSUITES, maximizing the potential of this property. The basements house an ADDITIONAL WETBAR, LAUNDRY, SPACIOUS BEDROOMS and FULL BATHROOMS. You won't want to miss this opportunity in the heart of McKERNAN!

Built in 2013

Essential Information

MLS® #	E4245699
Price	\$1,189,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4



Half Baths	2
Square Footage	2,147
Acres	0.10
Year Built	2013
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	ACTIVE
Zone	Zone 15

Community Information

Address	11307/11309 79 Avenue Nw
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0P4

Amenities

Features	Infill Property, Closet Organizers, Detectors Smoke, Laundry-In-Suite, No Smoking Home, Parking-Extra
Parking Spaces	5
Parking	Double Garage Detached, On Street, Parking Pad Cement or Paved
# of Garages	2

Interior

Interior	Ceramic Tile, Vinyl Plank
Interior Features	Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Stove-Countertop Inductn, Garage Control, Garage Opener
Heating	Forced Air-2, In Floor Heat System
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full

Exterior

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Paved

Lane, Playground Nearby, Public Transportation, Schools, Shopping
Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

School Information

Elementary McKernan School

Middle McKernan Schol

High Strathcona School

Additional Information

Date Listed May 24th, 2021

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021
by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on August 5th, 2021 at 2:31am MDT