

## \$749,900 - 11819 75 Avenue, Edmonton

MLS® #E4453314

**\$749,900**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

One of Belgravia's™ best locations, walking distance to the hospitals, the UofA, the walking /biking trails of the river valley, 2 LRT stations & a short commute to the Royal Mayfair GCC & downtown. This solid 1398 sq ft all brick bungalow is just waiting for an imaginative new owner to bring this home into today with a new contemporary look & feel. Imagine the possibilities with this 4-bed 3-bath home that sits on a huge 8395 sq ft lot. Starting with a super bright living room, the main floor features a spacious dining area & kitchen, a 4-pce main bath, & 3 BDRMS one with a 3-pce ensuite & W-I closet. With high ceilings, the fully developed basement is well planned & includes a huge RR with a wet bar, an extra bedroom, a 3-pce bath, a den/office, & plenty of storage. This home has upgraded windows, an HE furnace, laminate flooring, a single heated attached garage, a patio area & a large sunny south yard with alley access. With immediate possession, make this custom-built home into your Belgravia Beauty!

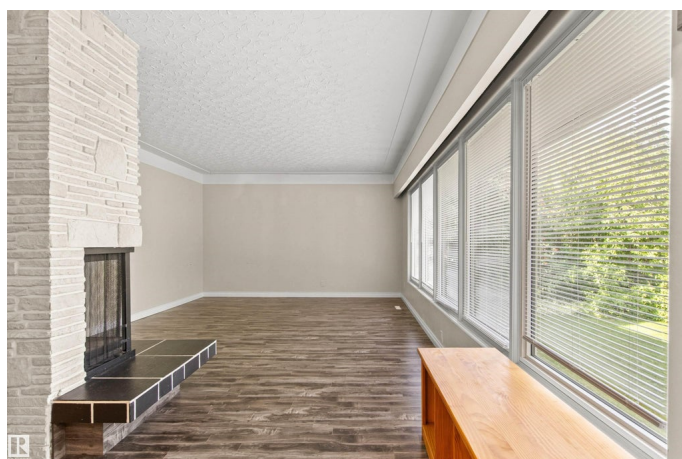
Built in 1956

### Essential Information

MLS® # E4453314

Price \$749,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,399                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11819 75 Avenue |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0J4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Bar, Patio, Wet Bar    |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Belgravia            |
| Middle     | McKernan             |
| High       | Strathcona Composite |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 15           |

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Listing information last updated on September 1st, 2025 at 8:33pm MDT