# \$1,125,000 - 11613 79 Avenue, Edmonton

MLS® #E4459424

## \$1,125,000

5 Bedroom, 3.50 Bathroom, 2,321 sqft Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this stunning brand-new build in Belgravia, one of Edmonton's most sought-after communities. Thoughtfully designed with soaring 10' ceilings on the main floor, 9' ceilings upstairs, and 9' ceilings in the basement, this home exudes modern elegance and spacious comfort. The main level offers a bright den with a half bath, ideal for work or study, while large windows capture views of the open green area directly across the street. Upstairs you'II find three generous bedrooms, two full bathrooms, and a versatile loft that creates an extra living space. The lower level features a fully legal TWO BEDROOM suite with a private entrance perfect for extended family or potential income. The home electrical service is upgraded to 200 Amps, and the detached double garage includes a rough-in for an electric car charger. Belgravia is cherished for its tree-lined streets, excellent schools, and easy access to the University, LRT, and River Valley. An opportunity to own a brand new home in a timeless location.





Built in 2025

# **Essential Information**

MLS® # E4459424 Price \$1,125,000 Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,321

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 11613 79 Avenue

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T5X 6C5

#### **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas,

Vinyl Windows, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Built-In, Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Back Lane, Golf Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl, Hardie B

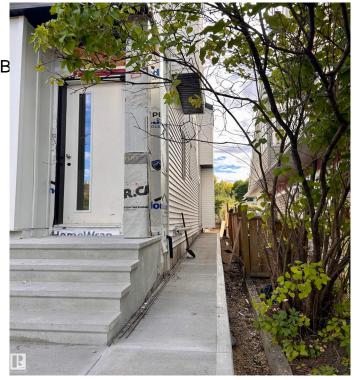
Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 23rd, 2025

Days on Market 23

Zoning Zone 15



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