

Courtesy Of Kamran Amjad Of MaxWell Progressive

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

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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'll 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 | 22                   |
| Zoning         | Zone 15              |



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Listing information last updated on October 14th, 2025 at 10:02pm MDT