

## \$885,000 - 11519 75 Avenue, Edmonton

MLS® #E4448305

**\$885,000**

5 Bedroom, 4.50 Bathroom, 1,964 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Looking for a home that is close to great primary schools, University of Alberta, Whyte Avenue/Old Strathcona, the LRT, River Valley trails AND has tons of opportunity? Welcome to this light filled 2 storey home in prestigious Belgravia which includes a backyard heated studio! 5 bedrooms + 4.5 bathrooms and south backyard with huge newer deck plus front porch. Main level offers charming private office as well as open concept kitchen, dining & living room overlooking the mature backyard. Upstairs you'll love the primary with vaulted ceilings, separate shower/soaker tub and walk in closet. 2 more bedrooms, full bath & laundry complete this level. Basement offers two sections, each with their own bedroom, full bathroom and recreation spaces. Laundry hook up + private basement access from the garage offers endless potential! New induction stove, hood fan & 1/2 bath vanity + newer refrigerator, washer & dryer. Roof was replaced in 2020. Front attached double garage with two car driveway means parking for 4!

Built in 1993

### Essential Information

MLS® # E4448305

Price \$885,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	1,964
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11519 75 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0H9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stove-Induction, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                McKernan/Belgravia/MtCarme

Middle                      McKernan/LouisStLaur

High                         Strathcona/LouisStLaur

**Additional Information**

Date Listed                July 17th, 2025

Days on Market         3

Zoning                      Zone 15

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Listing information last updated on July 20th, 2025 at 8:17am MDT