

## \$1,699,900 - 11445 79 Avenue, Edmonton

MLS® #E4450747

**\$1,699,900**

10 Bedroom, 9.50 Bathroom, 3,771 sqft

Single Family on 0.00 Acres

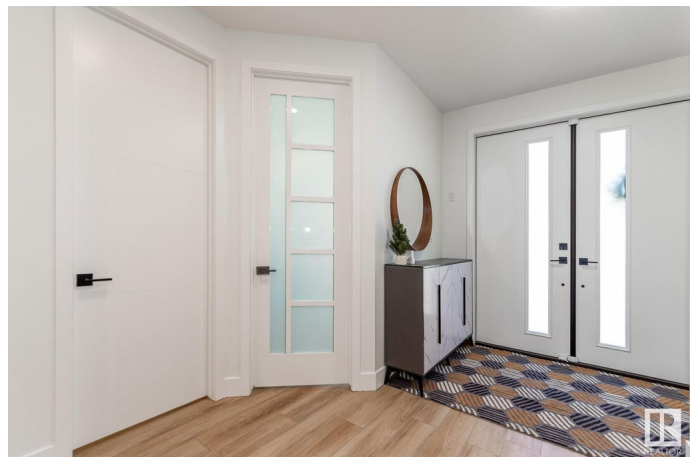
McKernan, Edmonton, AB

Truly a RARE FIND! Stunning custom built 2.5 storey mansion in McKernan w/ walking distance to McKernan LRT. You will be blown away w/ design, features & finishes of this fully finished modern home, boasting 3,770+ sqft, 10 bedrooms, 2 half baths, 8 full baths (6 ensuites) with a TRIPE garage suite & 3 separate living spaces (3 kitchens & 3 sets washer/dryer). Vinyl plank & tile throughout “NO carpet. Modern décor & premier plumbing/lighting fixtures. In Floor heating in bsmt. Main floor features DEN, gourmet kitchen w/ loads of cabinetry, lrg eating island & top of the line SS appliances, dining & living rm. Upstairs has 5 bedrooms, 5 full baths (4 ensuites), a bonus rm & laundry rm. Primary bdrm has 4 pc spa like ensuite & lrg W/I closet. Upper flr has a loft as a kid play area & theatre rm. Separate entrance to a main flr second kitchen/living rm & basement w/ 5 bdrms, 4 baths (3 ensuite). Professionally landscaped backyard w/ triple garage & TWO bdrm garage suites. So much potential in this property!

Built in 2020

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4450747    |
| Price    | \$1,699,900 |
| Bedrooms | 10          |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 9.50                   |
| Full Baths     | 9                      |
| Half Baths     | 1                      |
| Square Footage | 3,771                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11445 79 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P5         |

### Amenities

|           |                                                                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Hot Water Natural Gas, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Infill Property, HRV System |
| Parking   | Triple Garage Detached                                                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stucco                                                                                        |
| Foundation        | Concrete Perimeter                                                                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 15          |

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Listing information last updated on September 7th, 2025 at 5:02am MDT