# \$699,800 - 11512 74 Avenue, Edmonton

MLS® #E4443095

## \$699.800

5 Bedroom, 2.00 Bathroom, 1,135 sqft Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Nestled on a rare 57-foot-wide subdividable lot directly facing Belgravia Park, this extensively renovated home offers an unbeatable location just steps from the University of Alberta, the Saskatchewan River Valley trails, Belgravia LRT Station, Belgravia Elementary School, and the community league. Enjoy panoramic south park views from the renovated main floor, featuring a gourmet kitchen with Thermador appliances, granite countertops, and a vegetable-sink island, flowing into the living and dining areas. The home boasts five bedrooms (two upstairs, three downstairs, including two with a heated-floor Jack n Jill bathroom). Crucially, the property presents exceptional reconstruction potential, allowing development of up to 8 units or a fourplex under current zoning bylaws, making it a prime investment opportunity in a highly desirable park-side setting.

Built in 1950

#### **Essential Information**

MLS® # E4443095

Price \$699,800

Bedrooms 5

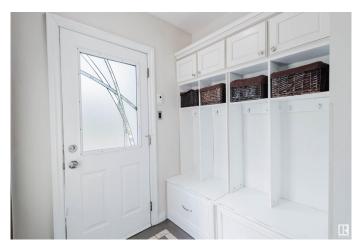
Bathrooms 2.00

Full Baths 2

Square Footage 1,135







Acres 0.00 Year Built 1950

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 11512 74 Avenue

Area Edmonton
Subdivision Belgravia
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0E9

#### **Amenities**

Amenities See Remarks

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Flat Site, Park/Reserve, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 19th, 2025

Days on Market 1

Zoning Zone 15

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