

## \$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 | 27 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on August 13th, 2025 at 2:47pm MDT