

Courtesy Of Jamie Bhatti Of Royal LePage Arteam Realty

\$1,199,900 - 11639 79 Avenue Nw, Edmonton

MLS® #E4243020

\$1,199,900

3 Bedroom, 3.00 Bathroom, 2,642 sqft
Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Be a part of this beautiful custom built project by North Pointe Homes in Belgravia! This 3 story home is over 2,600 square feet with rooftop covered balcony (wider than a skinny). Open concept main floor includes living room with gas fireplace at the front of the home, spacious dining room and functional kitchen at the back with plenty of storage. Upstairs will include laundry, 3 bedrooms, one of which is the owner's bedroom with walk in closet and 4 piece ensuite including double vanity and large walk-in shower. The bonus 3rd floor loft features vaulted ceiling, storage, 3 piece bath and roof top balcony overlooking the park. Basement will not be completed but option to negotiate it to be finished (see the two layouts in photos).

Built in 2020

Essential Information

| | |
|----------------------|-------------|
| MLS® # | E4243020 |
| Price | \$1,199,900 |
| Bedrooms | 3 |
| Bedrooms Above Grade | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,642 |



| | |
|------------|------------------------------------|
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Residential Detached Single Family |
| Style | 3 Storey |
| Status | ACTIVE |

Community Information

| | |
|-----------|--------------------|
| Address | 11639 79 Avenue Nw |
| Area | Edmonton |
| Community | Belgravia |
| City | Edmonton |
| County | ALBERTA |
| State | AB |
| Zip Code | T6G 0P8 |

Amenities

| | |
|--------------|---|
| Features | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, HRV System, Vaulted Ceiling |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Ceramic Tile, Hardwood |
| Interior Features | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Stove-Gas |
| Heating | Forced Air-1 |
| Fireplace | Yes |
| Fireplaces | Gas, Mantel |
| # of Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Brick, Stucco |
| Exterior Features | Back Lane, Public Transportation, Schools, Paved Lane |
| Roof | Asphalt Shingles |
| Construction | Wood Frame |
| Foundation | Concrete |

School Information

| | |
|------------|-------------------|
| Elementary | Mckernan School |
| Middle | Mckernan School |
| High | Strathcona School |

Additional Information

Date Listed May 8th, 2021

Disclaimer: Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on August 1st, 2021 at 11:16pm CDT