

Courtesy Of Kamran Amjad Of MaxWell Progressive

# \$1,125,000 - 11613 79 Avenue, Edmonton

MLS® #E4459424

**\$1,125,000**

5 Bedroom, 3.50 Bathroom, 2,321 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Welcome to this stunning brand-new build in Belgravia, one of Edmonton's most sought-after communities. Thoughtfully designed with soaring 10' ceilings on the main floor, 9' ceilings upstairs, and 9' ceilings in the basement, this home exudes modern elegance and spacious comfort. The main level offers a bright den with a half bath, ideal for work or study, while large windows capture views of the open green area directly across the street. Upstairs you'll find three generous bedrooms, two full bathrooms, and a versatile loft that creates an extra living space. The lower level features a fully legal TWO BEDROOM suite with a private entrance perfect for extended family or potential income. The home electrical service is upgraded to 200 Amps, and the detached double garage includes a rough-in for an electric car charger. Belgravia is cherished for its tree-lined streets, excellent schools, and easy access to the University, LRT, and River Valley. An opportunity to own a brand new home in a timeless location.

Built in 2025

## Essential Information

MLS® #	E4459424
Price	\$1,125,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,321
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11613 79 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 6C5

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Golf Nearby, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie B
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	6
Zoning	Zone 15



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Listing information last updated on September 29th, 2025 at 2:02pm MDT