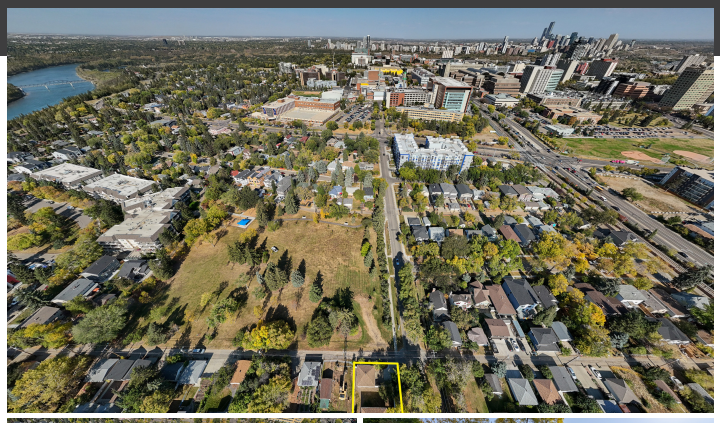


FOR SALE

11504 78 Ave NW
Edmonton, AB T6G 0N5



Leah Duvall
REAL ESTATE AGENT, REALTOR®
(780) 270-4153











Welcome to McKernan

Located in the heart of the sought-after McKernan/ Belgravia area, this 1620 sq.ft. bungalow sits on a prime 648.57m² corner lot backing Charles Simmonds Park. Owned by the same family for over 30 years, this property is now being sold by the estate (as-is, where-is) and offers incredible potential for renovation, or redevelopment. The main floor features a spacious living room with fireplace, dining area, reading nook, kitchen, laundry room, three bedrooms, and a 4-piece bathroom. The fully finished basement includes five bedrooms, a family room, kitchen, a 3-piece bath, and ample storage and outside you'll find a lovely fenced yard and double detached garage. All of this just minutes from the McKernan/Belgravia LRT, the University of Alberta, Cross Cancer Institute Kaye Edmonton Clinic, restaurants, cafe's, festivals, river valley, shopping and more! A rare opportunity in a prime location. (Some photos are virtually staged)

View the home: www.leahduvall.com

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