

## \$950,000 - 10919 79 Avenue, Edmonton

MLS® #E4440033

**\$950,000**

6 Bedroom, 4.00 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Welcome to the highly desirable neighborhood of Garneau where modern design meets premium living in this developing home that is a striking blend of style, comfort, and function. The main floor- 9' ceilings and luxury vinyl plank flooring set the tone for upscale living. A flex room offers versatility ideal as a home office or guest bedroom. The open-concept living space features a gourmet kitchen with high-end finishes, seamlessly flowing into a cozy dining nook & LR with an elegant electric fireplace. Lg south-facing windows fill the space with natural light & overlook your sunny backyard. Upstairs also has 9' ceilings & a well-laid-out floor plan that includes a spacious primary suite with lg windows, a 4-piece ensuite & a W/I closet. 2 additional generous size bdrms, a bonus rm, a full 4-pc bthrm & convenient laundry rm complete the 2nd level. FF basement boasts a legal 2-bedroom suite with full kitchen, living room, in-suite laundry. Close to the University, Whyte Avenue, parks, schools, and all amenities

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440033  |
| Price    | \$950,000 |
| Bedrooms | 6         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,828                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10919 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P1         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organized, No Smoking Home, In-Law Suite |
| Parking   | Double Garage Detached   |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-2, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Mantel                        |
| Stories           | 3                             |
| Has Suite         | Yes                           |
| Has Basement      | Yes                           |
| Basement          | Full, Finished                |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |



|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 15        |

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Listing information last updated on July 18th, 2025 at 11:48am MDT