

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	42
Zoning	Zone 15



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 12:32pm MST