

## **\$1,218,000 - 10929 79 Avenue, Edmonton**

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MLS® #E4428417

**\$1,218,000**

5 Bedroom, 4.00 Bathroom, 2,462 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Walk to U of A and Hospitals. New 2462 Sq. ft. of luxury. Exceptional kitchen with side by side built in fridge/freezer, 36"-5 burner gas cook top, built in oven and microwave, huge island, waterfall quartz counter, under counter lights, tile back splash. 5' wide electric fireplace located in great room. 9' ceilings on main floor with 8' passage doors. Main floor mud room with built ins. Hardwood floors throughout main floor. Stairway has maple handrail and glass railings. Large Main bedroom with walk in closet and 5 pc ensuite including large ceramic tile shower with 3 showerheads, free standing tub, heated ceramic tile floors. 2 very nicely designed bedrooms on second floor, and large laundry room. Legal secondary suite in basement or can also be used as rumpus area. Air conditioning, separate air zones for main floor, upper floor and separate furnace for basement. Two car garage insulated and drywalled. Large basement kitchen/bar with island. 4 pc bath and 2 large bedrooms.

Built in 2025

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4428417    |
| Price    | \$1,218,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,462                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10929 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0P1         |

### Amenities

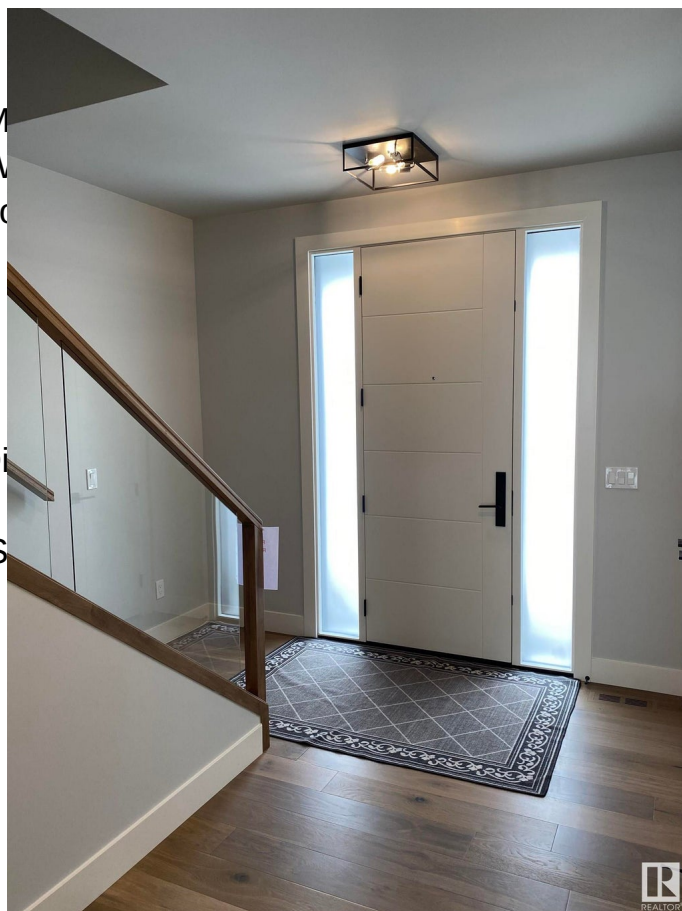
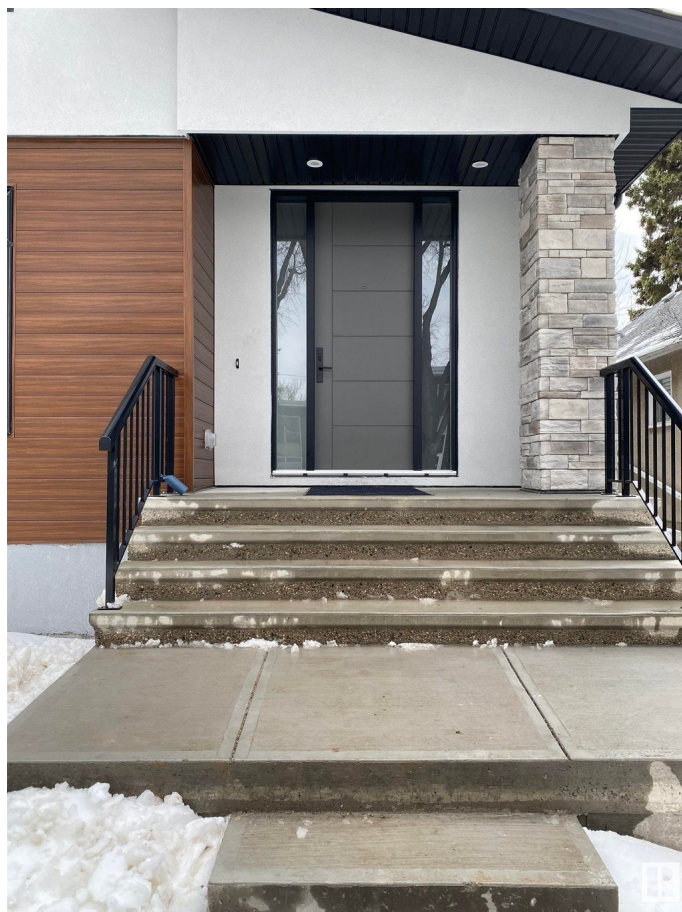
|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Organizers, Deck, Exterior Ventilation System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                            |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher, Electric Control, Garage Opener, Gas Cooktop, Oven-Built-In, Refrigerator, Stove |
| Heating           | Forced Air-2, Natural Gas                                                                                              |
| Fireplaces        | Tile Surround                                                                                                          |
| Stories           | 3                                                                                                                      |
| Has Suite         | Yes                                                                                                                    |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Stone, Stucco, Vinyl |
|----------|----------------------------|



|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Flat Site, Partially Fenced |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 31               |
| Zoning         | Zone 15          |

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Listing information last updated on May 1st, 2025 at 12:03pm MDT