

# \$699,800 - 11512 74 Avenue, Edmonton

MLS® #E4443095

**\$699,800**

5 Bedroom, 2.00 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Nestled on a rare 57-foot-wide subdividable lot directly facing Belgravia Park, this extensively renovated home offers an unbeatable location just steps from the University of Alberta, the Saskatchewan River Valley trails, Belgravia LRT Station, Belgravia Elementary School, and the community league. Enjoy panoramic south park views from the renovated main floor, featuring a gourmet kitchen with Thermador appliances, granite countertops, and a vegetable-sink island, flowing into the living and dining areas. The home boasts five bedrooms (two upstairs, three downstairs, including two with a heated-floor Jack n Jill bathroom). Crucially, the property presents exceptional reconstruction potential, allowing development of up to 8 units or a fourplex under current zoning bylaws, making it a prime investment opportunity in a highly desirable park-side setting.

Built in 1950

## Essential Information

MLS® #	E4443095
Price	\$699,800
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,135



Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11512 74 Avenue
Area	Edmonton
Subdivision	Belgravia
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E9

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	12
Zoning	Zone 15

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Listing information last updated on July 1st, 2025 at 9:02am MDT