

## **\$475,000 - 11311 University Avenue, Edmonton**

MLS® #E4449403

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this architecturally designed Tanner home located just steps from the University of Alberta campus. Thoughtfully laid out, the main floor features a functional kitchen and bright living room with hardwood flooring and oversized windows. The dining area with open-to-above layout create an airy, inviting atmosphere and patio doors that open to a private outdoor space. Upstairs, youâ€™™ll find two generously sized bedroomsâ€™™including one with access to a balcony overlooking campus, 4-piece bathroom, and a den perfect for a home office. The finished basement offers a large rec room, 3-piece bathroom, laundry, and additional storage. Enjoy comfort year-round with central A/C and the convenience of a front attached garage. Recent upgrades include new windows and a new roof. Nestled among mature trees on a beautiful tree-lined street, this is an exceptional opportunity in a prime location.

Built in 1973

### **Essential Information**

MLS® #	E4449403
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,194
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11311 University Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1Y8

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	EPDM Membrane, Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
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Days on Market 6

Zoning Zone 15

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