

## \$1,445,000 - 7711 111 Street, Edmonton

MLS® #E4451820

**\$1,445,000**

5 Bedroom, 3.50 Bathroom, 2,842 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to this remarkable 4,000 sf. infill offering the perfect blend of luxury, function, and location. Built and designed with families in mind, this is a property to call home for years to come. Boasting four over-sized bedrooms on the top floor and dual-vanity sinks for the kids, and an expansive main floor with formal office, large flex room and showpiece kitchen including two dishwashers, an entertainer's island and ample storage - this home was designed for both comfort and convenience. The basement not only exceeds expectations with its gym and storage spaces, it's future-ready for a secondary suite with a separate side entrance, kitchen and laundry rough-ins, mechanical separation, and soundproofing. Notably, this home features solid core doors, triple-pane windows and central AC, and has had over \$65,000 invested in front and rear landscaping. This is more than a home - it's a statement of quality, comfort, and thoughtful design in one of Edmonton's most sought-after communities.

Built in 2019

### Essential Information

MLS® # E4451820

Price \$1,445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,842                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7711 111 Street |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 1H3         |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Fire Pit, No Animal Home, No Smoking Home, Infill Property, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                  |
| Parking        | Double Garage Detached, Over Sized                                                                                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Stucco                                                      |
| Foundation        | Concrete Perimeter                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 15          |

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Listing information last updated on August 14th, 2025 at 3:47am MDT