

# \$1,150,000 - 7909 119 Street, Edmonton

MLS® #E4439562

**\$1,150,000**

3 Bedroom, 3.00 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Stunning new 2.5-storey luxury infill in Belgravia! Look at that river valley view from the third-floor balcony! The main floor impresses with 10' ceilings, a glass-enclosed den, sleek central living space, & a chef's kitchen with dual sinks, a sit-up island, & full dining area. Upstairs offers 3 spacious bedrooms, laundry, a 4pc jack-n-jill bath, & a luxe primary suite with a huge walk-in closet & spa-style ensuite. The top floor features LVP flooring, a half bath, & a versatile flex space with glass railings & panoramic views. The basement has 9' ceilings, a separate side entrance, & is roughed in for a 2-bedroom legal suite. Additional features: rear deck, double detached garage, solar panel/EV charger rough-ins. Walk to U of A, LRT, parks, top schools, & trails. A rare opportunity to own an elevated new build in one of Edmonton's most prestigious neighbourhoods. Excellent school catchments for the kiddos & a prime landing spot!

Built in 2024

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4439562    |
| Price     | \$1,150,000 |
| Bedrooms  | 3           |
| Bathrooms | 3.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7909 119 Street |
| Area        | Edmonton        |
| Subdivision | Belgravia       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 1W6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property, HRV System, Heat Exchanger, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling, Rooftop Deck/Patio |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Remote Control   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Level Land, Paved Lane, Playground Nearby, River Valley View, Schools, View City |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Belgravia School  |
| Middle     | McKernan School   |
| High       | Strathcona School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 15        |

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Listing information last updated on June 13th, 2025 at 12:32pm MDT