

# \$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	65
Zoning	Zone 15

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