

## \$409,900 - 7004 11 Avenue, Edmonton

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MLS® #E4457658

**\$409,900**

5 Bedroom, 3.00 Bathroom, 1,996 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Opportunity knocks! The spacious FIVE bedroom FOUR bathroom five-level split with a double detached garage is perfect chance to put your own stamp on a home and build instant equity. With some TLC this property could surely shine. Inside you'll find the upper level primary suite with three piece en suite plus two more bedrooms with full four piece bath main level living and dining areas with functional kitchen third level cozy family room two piece bath and flexible fourth bedroom/office fourth level two more bedrooms one with its own two piece en suite laundry and mechanical room fifth level second family room jacuzzi room ready for a refresh the oversized yard offers RV parking a covered deck and a fire pit just waiting to be enjoyed after some updates if you're handy love projects are looking for a fixer upper with great bones and tons of potential this one's for you!

Built in 1978

### Essential Information

MLS® #	E4457658
Price	\$409,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,996
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7004 11 Avenue
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3J5

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 12th, 2025
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Days on Market 1

Zoning Zone 29

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