

Courtesy Of Kris Trajano Of RE/MAX River City

# \$549,900 - 10906 72 Avenue, Edmonton

MLS® #E4408187

**\$549,900**

3 Bedroom, 3.50 Bathroom, 1,284 sqft  
Condo / Townhouse on 0.00 Acres

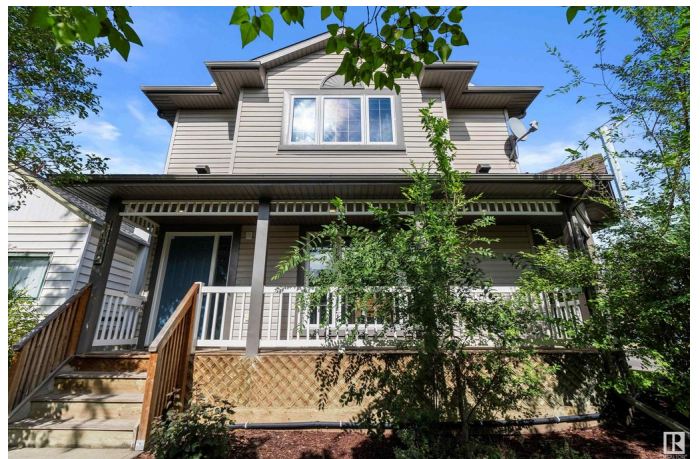
McKernan, Edmonton, AB

Welcome to this stunning multi-generational home in the heart of McKernan, surrounded by lush trees & conveniently located near everything you need! This home features 2 primary bdrms, ea w/ its own ensuites - 1 boasting a spacious W/I closet equipped w/ a closet organizer and B/I work station. The inviting main floor showcases elegant oak HW & ceramic tile, while cozy carpet adds warmth upstairs; where the laundry room is also found, making chores a breeze. The kitchen is a chef's dream, featuring S/S appliances, honey shaker cabinets & functional U-shaped counter. Tucked around the corner, a convenient half bath. Enjoy relaxing in the mellow LR w/ large front windows overlooking a wrap-around deck, perfect for quaint patio sets & furniture. A gas F/P w/ mantle & B/I cabinets creates a focal point in this space. On hot days, A/C to the rescue. The separate 1 bdrm basement is perfect for guests/family, complete with its own kitchen, laundry, full bathroom, storage closet & entrance. A true south gem!

Built in 2002

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4408187  |
| Price  | \$549,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,284             |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10906 72 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0A9         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, Wall Unit-Built-In |
| Parking Spaces | 4   |
| Parking        | Parking Pad Cement/Paved, Rear Drive Access   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2024 |
| Days on Market | 189                  |
| Zoning         | Zone 15              |
| Condo Fee      | \$100                |

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Listing information last updated on April 4th, 2025 at 7:32am MDT