

## **\$1,220,000 - 10949 73 Avenue, Edmonton**

MLS® #E4437717

**\$1,220,000**

5 Bedroom, 5.50 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Self contained laneway suite and a triple garage. This two story infill was perfectly designed for your family or as an investment property. With a beautifully designed finished basement, complete with wet bar, wine room, 4 piece bathroom, two extra bedrooms, recreation/media room, this home could easily host amazing parties, or be turned into three rental suites with its separate entrance, if so desired. The main floor boasts a large den and living room, highlighted by a 7 ft modern fireplace. The kitchen has a large island with granite countertops, an induction countertop stove, a Bosch duo-oven Combo with Microwave. Upstairs you have a huge primary bedroom with massive walk in closet and two other bedrooms, all with their own separate ensuites with granite countertops. Air conditioned, fully landscaped, and a south facing backyard with large covered deck, as well as a fire pit, complete this perfect home. Permitted garage suite can be rented out, making this the most affordable million dollar home.

Built in 2015

### **Essential Information**

MLS® # E4437717

Price \$1,220,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 2,934                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10949 73 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0C3         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Infill Property |
| Parking   | Heated, Triple Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Stove-Induction |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 54             |
| Zoning         | Zone 15        |

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Listing information last updated on July 14th, 2025 at 1:17am MDT