

\$525,000 - 10904 72 Avenue, Edmonton

MLS® #E4453102

\$525,000

4 Bedroom, 3.50 Bathroom, 1,280 sqft

Condo / Townhouse on 0.00 Acres

McKernan, Edmonton, AB

Great investment opportunity to start or grow your portfolio w/ this move-in ready F/F half duplex condo (NO CONDO FEES) in the much sought-after community of McKERNAN & its prime location! Freshly painted & cleaned, impeccably maintained, w/ nothing left to do! Recent upgrades incl: Shingles (2021), HWT (2023), Furnace (*2024) & Central A/C (2010). This 2-storey home offers two primary bedrooms, BOTH w/ 4pc ensuites & a convenient 2nd floor laundry. From the enclosed foyer w/ coat closet & pocket doors through the main entrance, enter your cozy LR which features a gas F/P & into the spacious separated kitchen & dining area & half bath. The F/F BASEMENT w/ SEPARATE ENTRANCE, extends a "suite" opportunity w/ two roomy bedrooms, ea w/ built-in desks & shelving, 2nd laundry w/ stacked washer/dryer in a large storage room & its mechanical room. Tandem parking for four & extra outdoor storage shed can be found at the back behind the fenced-in backyard & private deck. A home sure to exceed your expectations!

Built in 2002

Essential Information

MLS® # E4453102

Price \$525,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	10904 72 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0A9

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	2
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced Yard, Playground Nearby, Public Transit, 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	August 15th, 2025
Days on Market	24
Zoning	Zone 15

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