

# \$389,900 - 10952 72 Avenue, Edmonton

MLS® #E4425223

## \$389,900

4 Bedroom, 1.00 Bathroom, 1,126 sqft  
Single Family on 0.00 Acres

McKernan, Edmonton, AB

Nestled in one of the most sought-after neighborhoods, this 1.5-story home offers endless potential for those eager to add their personal touch. With a bit of TLC, this charming property could transform into your dream home. Sitting on a 520 sqm (5,594 sq.ft) lot with dimensions of 43 x 130.1, the home is surrounded by mature trees, providing privacy and a natural retreat. The spacious lot allows for ample outdoor possibilities, whether for gardening, entertaining, or future expansion. This is a perfect property to re-develop too. Inside, the kitchen is ready for your vision, offering plenty of counter space and storage while maximizing functionality. This is a rare opportunity to create a home tailored to your style in a prime location.

Built in 1949

### Essential Information

MLS® #	E4425223
Price	\$389,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,126
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	10952 72 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0A9

### **Amenities**

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Appliances	Oven-Microwave, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	McKernan
Middle	Ottewell
High	Strathcona School

## Additional Information

Date Listed March 12th, 2025

Days on Market 1

Zoning Zone 15

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