

## \$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	203
Zoning	Zone 15
Condo Fee	\$100

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