

## \$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, Fire Pit, 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 | 65                |
| Zoning         | Zone 15           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 9:02pm MDT