

## \$429,000 - 10908 75 Avenue, Edmonton

MLS® #E4433857

**\$429,000**

2 Bedroom, 1.00 Bathroom, 770 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Investor Alert in Desirable McKernan! This unique property offers exceptional value with a flexible layout and prime location. Zoned Medium Residential (RF3), it presents a fantastic opportunity for future development or multi-family use. The main level features a spacious living room, 2 bedrooms, a 4-piece bathroom, separate laundry, and an eat-in kitchen. Just off the kitchen, you'll find a large sunroom with access to the backyard and garages—perfect for year-round enjoyment. The basement has a private entrance and has been completely gutted, ready for your renovations and imagination. Previously, it included a living room, 2 bedrooms, a 4-piece bathroom, kitchen, and its own laundry area. The home is equipped with separate furnaces and power meters for the main floor and basement—ideal for extended family living or future suite development (permits required). Additional highlights include two single heated garages separated by a walkway. Located minutes from the University of Alberta, Whyte Avenue

Built in 1946

### Essential Information

MLS® # E4433857

Price \$429,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 770                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10908 75 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0J6         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Hot Water Electric, No Animal Home, No Smoking Home, Walk-up Basement, See Remarks |
| Parking   | Double Garage Detached, Heated, Over Sized, Rear Drive Access, See Remarks                            |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Fan-Ceiling, Refrigerator, Stove-Countertop Electric, Washer, See Remarks, Curtains and Blinds, Garage Heater |
| Heating      | Forced Air-2, Natural Gas  |
| Stories      | 1  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | See Remarks  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Metal              |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 9             |
| Zoning         | Zone 15       |

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Listing information last updated on May 10th, 2025 at 5:47am MDT