

## \$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

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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	3
Zoning	Zone 15

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