

## \$749,000 - 11130 72 Avenue, Edmonton

MLS® #E4445335

**\$749,000**

5 Bedroom, 3.50 Bathroom, 1,528 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to McKernan! Experience high end luxury living in the heart of McKernan with this gorgeous property comes with LEGAL BASEMENT SUITE! This home offers you 5 bed and 3.5 bath in total with very elegant open concept 9ft ceiling and beautiful finishes throughout. Main floor offers you a large living room with large window, open concept kitchen, Quartz countertops and Quartz backsplash. A BAR on the main floor & electric fireplace are surrounded with tile wall, maple glass railing, hardwood flooring (made in Belgium). All lighting fixtures & all tiles are upgraded, Front & back closets are customized with kitchen material. Intent ceiling, LED Rope light all over the kitchen & upstairs in the master suite. Upper level there are 3 bed and 2 full bath. Custom shower in the master suite with high end. Fully finished Legal bsmt is 2 br suite with separate entrance and 2nd kitchen. Vertical siding all over the house & 6ft wide side walk.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445335  |
| Price      | \$749,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,528         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11130 72 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0B2         |

### Amenities

|           |                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Bar, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Infill Property, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                                                                                         |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Tile Surround             |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                            |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 15        |

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