

\$440,000 - 10971 72 Avenue, Edmonton

MLS® #E4444472

\$440,000

5 Bedroom, 2.00 Bathroom, 753 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Park Allen Bungalow! Close to University of Alberta & Whyte Avenue, public TRANSIT & more! WALK to all that is CONVENIENT! The main floor features a MODERN motif w/ some classic CHARM. Real HARDWOOD floors accent the gray walls, cook in the WHITE, SOUTH facing kitchen w/ UPGRADED appliances; it looks onto the SIZEABLE rear yard. Relax at days end in the REFURBISHED 4 piece main bathroom, it has WOOD TRIMMED walls, & ceiling w/ upgraded, TILED tub surround, NEWER vanity & commode. 2 bedrooms, separated by the hallway (great for PRIVACY) complete the main floor. Base-Mint! 3 additional bedrooms are found, perfect for ROOM MATES; the 3 piece bathroom is refurbished w/ similar design ques from the upstairs restroom. UPGRADES include 100 amp service, a sump pump system, UPGRADED windows, shingles, & high efficiency furnace. Loads of PARKING too! Want a RENTAL, room mate opportunity, AIRBNB & access to one of the BEST neighborhoods in the City? This property offers all of it, see it you'll LOVE this place!

Built in 1949

Essential Information

MLS® # E4444472

Price \$440,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 753 |
| Acres | 0.00 |
| Year Built | 1949 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 10971 72 Avenue |
| Area | Edmonton |
| Subdivision | Parkallen (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0B1 |

Amenities

| | |
|-----------|---------------------------------------|
| Amenities | Fire Pit, Parking-Extra, R.V. Storage |
| Parking | Stall |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------|
| Elementary | Parkallen |
| Middle | McKernan |
| High | Strathcona |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 15 |

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