

## \$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	2
Zoning	Zone 15

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