

## \$599,000 - 10929 74 Avenue, Edmonton

MLS® #E4445109

**\$599,000**

5 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Great investment property w/ Legal basement suite near U of A! The upper floor offers over 1000 sq ft with 3 spacious bedrooms, a renovated 4-piece bathroom, bright living room, and a beautifully updated kitchen with brand new stainless steel appliances. The home includes new vinyl plank flooring upstairs and a new front door. The fully legal 2-bedroom basement suite has a separate entrance, its own kitchen, 4-piece bath, and cozy central living room—ideal for rental income or extended family. Major upgrades include two high-efficiency furnaces (2021), two hot water tanks (2021), and shingles approximately 10 years old. The sewer line has been replaced with PVC piping and includes a backflow valve for peace of mind. Additional features include 100 amp electrical, new windows, fresh carpet in the basement, a south-facing backyard, and an oversized single detached garage. Walking distance to U of A, LRT, Whyte Ave, and more—an unbeatable location with incredible potential!

Built in 1953

### Essential Information

MLS® # E4445109

Price \$599,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10929 74 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0E5         |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | On Street Parking, Parking-Extra, See Remarks |
| Parking   | Single Garage Detached                        |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Stories      | 2                                                                                                            |
| Has Suite    | Yes                                                                                                          |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

**Additional Information**

Date Listed                June 30th, 2025  
Days on Market        77  
Zoning                    Zone 15

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