

## \$940,000 - 10961 75 Avenue, Edmonton

MLS® #E4441956

**\$940,000**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

This beautifully upgraded custom home combines European-inspired craftsmanship with modern efficiency/comfort (foam insulated wood construction, Polycore Foundation). Built in 2009, the home features German-style wood doors & hardware, triple-pane European turn-&-tilt windows, spray foam attic insulation. Radiant in-floor heating is installed on all levels, complemented by an air exchange system that ensures excellent indoor air quality. The open-concept main floor includes a chef's kitchen with a double wall oven, professional gas range, flowing seamlessly into a dining area, sunroom & office. 3 sided fireplace adds warmth to the main living space, while a wood-burning F/P enhances the cozy basement. The luxurious master retreat offers a walk-in closet, sitting area, spa-like ensuite, soaker tub, walk-in shower with tower, bidet, wall-hung toilet, heated towel rack, and a private enclosed balcony perfect for morning coffee. Basement has separate entrance and 2 bdrms. Impressive yard & garage.

Built in 2008

### Essential Information

MLS® # E4441956

Price \$940,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10961 75 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0G8

### Amenities

Amenities	Deck, Hot Tub, Hot Water Tankless, No Smoking Home, Walk-up Basement, HRV System
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, EV Charging Station

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Hot Tub
Heating	In Floor Heat System, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Stone Facing, Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	See Remarks, Hardie Board Siding
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Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	See Remarks, Hardie Board Siding
Foundation	Insulated Concrete Form

### **School Information**

Elementary	McKernan k-9
Middle	Mckernan k-9
High	Scona

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	16
Zoning	Zone 15

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Listing information last updated on June 28th, 2025 at 4:32am MDT