

Courtesy Of Lyndsay Henderson Of RE/MAX Elite

## \$439,900 - 10749 72 Avenue, Edmonton

MLS® #E4460875

**\$439,900**

3 Bedroom, 2.00 Bathroom, 896 sqft  
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

This well-maintained classic character home blends timeless charm with thoughtful updates and features a fully finished basement—ideal for extended family or guests. The main floor showcases original features such as hardwood floors, some glass door knobs and a decorative mantle. Inside, you’ll find a spacious LR, two bdrms, updated 4-pc bath, and bright, functional kitchen with refurbished original cabinetry, granite countertops, SS appliances, and washer/dryer. Secondary basement suite offers one bdrm, modern kitchen, LR, 3-pc bath, separate laundry, and vinyl plank flooring throughout. Additional highlights include a single detached garage with newer garage door, fully fenced yard, high-efficiency furnace (2018), hot water tank (2019), updated windows, sliding barn door, and more. Located a few blocks from the U of A, quick access to City Centre, Whitemud, Whyte Avenue, river valley, parks, trails, shops, restaurants, and more—this home offers exceptional character and unbeatable convenience.

Built in 1950

### Essential Information

MLS® #	E4460875
Price	\$439,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10749 72 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1A2

### **Amenities**

Amenities	Deck, See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau
Middle	Allendale
High	Strathcona

### **Additional Information**

Date Listed	October 4th, 2025
Days on Market	23
Zoning	Zone 15

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