

## \$849,000 - 10961 75 Avenue, Edmonton

MLS® #E4456040

**\$849,000**

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® # E4456040

Price \$849,000

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 |
|----------|----------------------------------|

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| 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    | September 4th, 2025 |
| Days on Market | 18                  |
| Zoning         | Zone 15             |

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Listing information last updated on September 23rd, 2025 at 7:47am MDT