

## \$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        79  
Zoning                    Zone 15

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