# \$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

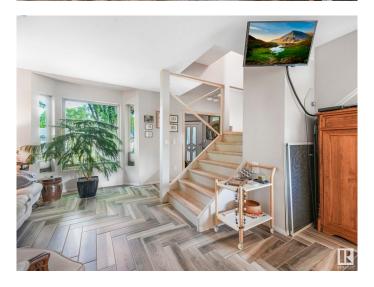
### **Essential Information**

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

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 19

Zoning Zone 15

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Listing information last updated on July 1st, 2025 at 5:17pm MDT