

## \$440,000 - 10971 72 Avenue, Edmonton

MLS® #E4444472

**\$440,000**

5 Bedroom, 2.00 Bathroom, 753 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Park Allen Bungalow! Close to University of Alberta & Whyte Avenue, public TRANSIT & more! WALK to all that is CONVENIENT! The main floor features a MODERN motif w/ some classic CHARM. Real HARDWOOD floors accent the gray walls, cook in the WHITE, SOUTH facing kitchen w/ UPGRADED appliances; it looks onto the SIZEABLE rear yard. Relax at days end in the REFURBISHED 4 piece main bathroom, it has WOOD TRIMMED walls, & ceiling w/ upgraded, TILED tub surround, NEWER vanity & commode. 2 bedrooms, separated by the hallway (great for PRIVACY) complete the main floor. Base-Mint! 3 additional bedrooms are found, perfect for ROOM MATES; the 3 piece bathroom is refurbished w/ similar design cues from the upstairs restroom. UPGRADES include 100 amp service, a sump pump system, UPGRADED windows, shingles, & high efficiency furnace. Loads of PARKING too! Want a RENTAL, room mate opportunity, AIRBNB & access to one of the BEST neighborhoods in the City? This property offers all of it, see it you'll LOVE this place!

Built in 1949

### Essential Information

MLS® # E4444472

Price \$440,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 753                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10971 72 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6G 0B1              |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Fire Pit, Parking-Extra, R.V. Storage |
| Parking   | Stall                                 |

### Interior

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                        |
| Stories      | 2                                                                                                |
| Has Basement | Yes                                                                                              |
| Basement     | Full, Finished                                                                                   |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**School Information**

|            |            |
|------------|------------|
| Elementary | Parkallen  |
| Middle     | McKernan   |
| High       | Strathcona |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 15         |

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Listing information last updated on June 29th, 2025 at 8:32pm MDT