

# **\$1,008,888 - 10806 72 Avenue, Edmonton**

MLS® #E4446020

**\$1,008,888**

7 Bedroom, 4.50 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

A PRESTIGIOUS INVESTMENT OPPORTUNITY. A CROWN JEWEL FOR GENERATIONS. This impressive open-concept 2-storey home boasts 7 spacious bedrooms, 5 luxurious bathrooms, and approximately 4400 sqft of living space, complete with 9ft ceilings on the main floor and basement. Convenient upstairs laundry. Three spacious bedrooms upstairs each feature an ensuite bath, with two of the bedrooms offering private balconies at the front and back. The property boasts high-end finishes throughout, including hardwood floors, porcelain/non ceramic tiles, and quartz countertops. The basement features a SEPARATE ENTRANCE, Fully Self-Contained with 2ND KITCHEN, LEGAL 3-bedroom SUITE, with Washer & Dryer perfect for generating additional income. The outdoor space includes a deck and Double Detached Garage with 4 Parking. For discerning investors, this exceptional property is a must-see!

Built in 2013

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4446020    |
| Price     | \$1,008,888 |
| Bedrooms  | 7           |
| Bathrooms | 4.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,178                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10806 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1A3         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Ceiling 9 ft., Deck, Front Porch, No Animal Home, No Smoking Home, Infill Property |
| Parking Spaces | 4                                                                                                      |
| Parking        | Double Garage Detached                                                                                 |
| Is Waterfront  | Yes                                                                                                    |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                            |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

Exterior Features    Back Lane, Fenced, Landscaped Area, Playground Nearby, See Remarks

Roof                    Asphalt Shingles

Construction        Wood, Stucco, Vinyl

Foundation          Concrete Perimeter



**Additional Information**

Date Listed            July 4th, 2025

Days on Market      110

Zoning                  Zone 15

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