

# \$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 ques 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	115
Zoning	Zone 15

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