

## \$439,900 - 10749 72 Avenue, Edmonton

MLS® #E4460875

**\$439,900**

3 Bedroom, 2.00 Bathroom, 896 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

This well-maintained classic character home blends timeless charm with thoughtful updates and features a fully finished basement—ideal for extended family or guests. The main floor showcases original features such as hardwood floors, some glass door knobs and a decorative mantle. Inside, you’ll find a spacious LR, two bdrms, updated 4-pc bath, and bright, functional kitchen with refurbished original cabinetry, granite countertops, SS appliances, and washer/dryer. Secondary basement suite offers one bdrm, modern kitchen, LR, 3-pc bath, separate laundry, and vinyl plank flooring throughout. Additional highlights include a single detached garage with newer garage door, fully fenced yard, high-efficiency furnace (2018), hot water tank (2019), updated windows, sliding barn door, and more. Located a few blocks from the U of A, quick access to City Centre, Whitemud, Whyte Avenue, river valley, parks, trails, shops, restaurants, and more—this home offers exceptional character and unbeatable convenience.

Built in 1950

### Essential Information

MLS® # E4460875

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 896                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10749 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1A2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                 |
| Stories      | 2                                                                                                                                                                         |
| Has Suite    | Yes                                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                                       |
| Basement     | Full, Finished                                                                                                                                                            |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |            |
|------------|------------|
| Elementary | Garneau    |
| Middle     | Allendale  |
| High       | Strathcona |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 15           |

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Listing information last updated on October 25th, 2025 at 10:32pm MDT