# \$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, Landsc

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 104

Zoning Zone 15



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