

# \$979,000 - 11106 73 Avenue, Edmonton

MLS® #E4434410

**\$979,000**

6 Bedroom, 3.50 Bathroom, 1,864 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Modern Luxury Meets Location – Stunning New 4-Bedroom Home with Legal Suite in McKernan! Welcome to this beautifully designed brand new 2-storey home located on sought after 73 Avenue. With 4 bedrooms upstairs, a main floor office/den, and a fully legal 2-bedroom basement suite, this home offers both space and flexibility for families, professionals, or investors. Step inside to find high-end upgrades throughout, including gorgeous wide plank engineered hardwood, a sleek modern aesthetic, and a large chef's kitchen with quality stainless steel appliances and an oversized island – perfect for entertaining. Enjoy smart home features including a built-in karaoke machine, wireless Bluetooth microphone, Yamaha wall-mounted sound system, Alexa control pad, smart door locks, and more. Complete with a double detached garage, this home is located just 10 minutes to downtown and is walking distance to the University of Alberta Hospital and Campus.

Built in 2025

## Essential Information

MLS® # E4434410

Price \$979,000

Bedrooms 6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,864
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11106 73 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0C4

### Amenities

Amenities	Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl, Hardie Board Siding
----------	---

Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	McKernan
Middle	McKernan
High	Strathcona

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	7
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 12:47pm MDT