Courtesy Of Rachel Gubaton Of MaxWell Polaris

$1,151,579 - 10806 72 Avenue, Edmonton

MLS® #E4446020

$1,151,579
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	$1,151,579
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, Low Maintenance Landscape, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	32
Zoning	Zone 15

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Listing information last updated on August 5th, 2025 at 10:32am MDT