

\$940,000 - 10961 75 Avenue, Edmonton

MLS® #E4441956

\$940,000

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

This beautifully upgraded custom home combines European-inspired craftsmanship with modern efficiency/comfort (foam insulated wood construction, Polycore Foundation). Built in 2009, the home features German-style wood doors & hardware, triple-pane European turn-&-tilt windows, spray foam attic insulation. Radiant in-floor heating is installed on all levels, complemented by an air exchange system that ensures excellent indoor air quality. The open-concept main floor includes a chef's kitchen with a double wall oven, professional gas range, flowing seamlessly into a dining area, sunroom & office. 3 sided fireplace adds warmth to the main living space, while a wood-burning F/P enhances the cozy basement. The luxurious master retreat offers a walk-in closet, sitting area, spa-like ensuite, soaker tub, walk-in shower with tower, bidet, wall-hung toilet, heated towel rack, and a private enclosed balcony perfect for morning coffee. Basement has separate entrance and 2 bdrms. Impressive yard & garage.

Built in 2008

Essential Information

MLS® # E4441956

Price \$940,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,455
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10961 75 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0G8

Amenities

Amenities	Deck, Hot Tub, Hot Water Tankless, No Smoking Home, Walk-up Basement, HRV System
Parking	220 Volt Wiring, Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, EV Charging Station

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Hot Tub
Heating	In Floor Heat System, Wood Stove, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Stone Facing, Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	See Remarks, Hardie Board Siding
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Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	See Remarks, Hardie Board Siding
Foundation	Insulated Concrete Form

School Information

Elementary	McKernan k-9
Middle	Mckernan k-9
High	Scona

Additional Information

Date Listed	June 12th, 2025
Days on Market	19
Zoning	Zone 15

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Listing information last updated on July 1st, 2025 at 3:17am MDT