

# **\$975,000 - 10945 University Avenue, Edmonton**

MLS® #E4432697

**\$975,000**

6 Bedroom, 3.50 Bathroom, 2,424 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

OUTSTANDING ARCHITECTURALLY DESIGNED HOME in charming, tree-lined Garneau on a massive 700 sqm lot. Bright, spacious foyer leads to the main living area w/ vaulted ceilings & cozy gas fireplace. French doors open to versatile study/office or formal dining. Remodeled kitchen (2010) w/ granite counters, island & stainless appliances flows seamlessly into sunlit breakfast nook & sitting area wrapped in windows. Upstairs features 4 bedrooms w/ built-in closets & 2 full baths—including a primary suite w/ 4pc ensuite. Fully finished basement offers rec room, 2 bedrooms, 3pc bath & kitchen-ready plumbing. Upgrades: dual furnaces (2011), A/C (2019), twin hot water tanks (2018), shingles (2012), dishwasher (2022). Oversized double garage & expansive backyard w/ Roman circle patio perfect for entertaining. Steps to LRT, U of A, Whyte Ave, downtown & river valley. Exceptional home, unbeatable location—don't miss this!

Built in 1988

## **Essential Information**

MLS® #	E4432697
Price	\$975,000
Bedrooms	6
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,424
Acres	0.00
Year Built	1988
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10945 University Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1Y1

### Amenities

Amenities	Air Conditioner, Storage-In-Suite, Vaulted Ceiling, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 25th, 2025  
Days on Market      2  
Zoning                 Zone 15

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