Courtesy Of Ryan P Dutka Of RE/MAX River City

$440,000 - 10971 72 Avenue, Edmonton

MLS® #E4444472

$440,000
5 Bedroom, 2.00 Bathroom, 753 sqft
Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Park Allen Bungalow! Close to University of Alberta & Whyte Avenue, public TRANSIT & more! WALK to all that is CONVENIENT! The main floor features a MODERN motif w/ some classic CHARM. Real HARDWOOD floors accent the gray walls, cook in the WHITE, SOUTH facing kitchen w/ UPGRADED appliances; it looks onto the SIZEABLE rear yard. Relax at days end in the REFURBISHED 4 piece main bathroom, it has WOOD TRIMMED walls, & ceiling w/ upgraded, TILED tub surround, NEWER vanity & commode. 2 bedrooms, separated by the hallway (great for PRIVACY) complete the main floor. Base-Mint! 3 additional bedrooms are found, perfect for ROOM MATES; the 3 piece bathroom is refurbished w/ similar design ques from the upstairs restroom. UPGRADES include 100 amp service, a sump pump system, UPGRADED windows, shingles, & high efficiency furnace. Loads of PARKING too! Want a RENTAL, room mate opportunity, AIRBNB & access to one of the BEST neighborhoods in the City? This property offers all of it, see it you'll LOVE this place!

Built in 1949

Essential Information

MLS® #	E4444472
Price	$440,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10971 72 Avenue
Area	Edmonton
Subdivision	Parkallen (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0B1

Amenities

Amenities	Fire Pit, Parking-Extra, R.V. Storage
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Parkallen
Middle	McKernan
High	Strathcona

Additional Information

Date Listed	June 26th, 2025
Days on Market	60
Zoning	Zone 15

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Listing information last updated on August 25th, 2025 at 3:32am MDT