

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

---

MLS® #E4434410

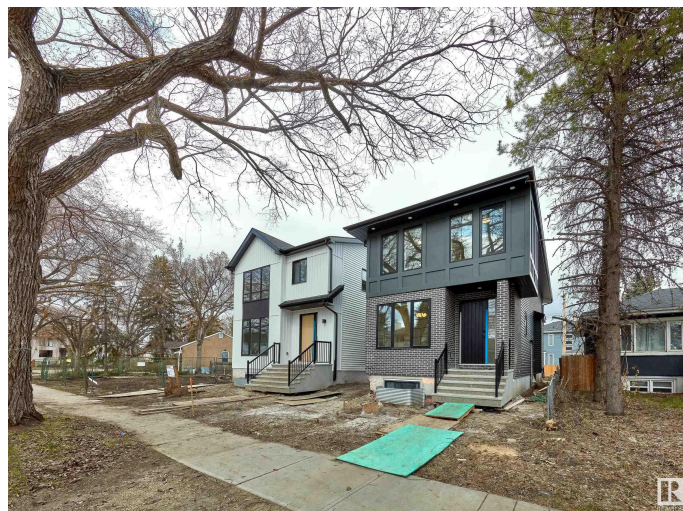
**\$979,000**

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 | 19            |
| 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 22nd, 2025 at 5:32pm MDT