



Edmonton 15 McKernan **LP: \$455,000**
10957 74 AV NW **SP:**  **ACTIVE**

List ID #: E4299575 **Type:** Detached Single Family
DOM: 14 **Style:** Bungalow
Rms Abv Gd: 5 **Year Blt:** 1948
Bedrms: **Above:** 2 **Ttl:** 3 **Basement:** Full
Baths: 2 / 0 **Bsmt Dev:** Fully Finished
Total Flr (SF): 817.74 **Total Flr (M):** 75.97

Investors, students and first time home buyers looking in McKernan - this fully finished raised bungalow has SEPARATE SIDE ENTRANCE with basement suite potential. Main floor boasts, large living room, 2 bedrooms, renovated full 4-piece bath, kitchen with dining nook and hardwood flooring throughout. Side entrance to basement with common area laundry room and utility room. Door access into potential suite with newer large windows for great natural light, very spacious living room, 1 bedroom and 3-piece bath. Fully fenced south facing backyard and single detached garage. Sewer line cleaned (2021), kitchen plumbing upgraded (2022), nest thermostat (2021). Walking distance to public transportation, many amenities close by, close proximity for University of Alberta students. Both Southgate and Belgravia/McKernan LRT access close by. Looking for INFILL: lot frontage is 42 feet with a length of 130 feet.

Directions:

Virtual Tour: <https://vimeo.com/720116547> **Brochure:** <http://www.10957-74ave.com/>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immed/neg	Level	Mtr2	SqFt	
Full Baths:	0	0	1	1	0	0	Occupancy:	Vacant	Main:			
Ensuite		0	0	0	0	0			Upper:			
Addl Rms:	0	Finished Lvl:		2			Garage Dim:		AbGd:			
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:			
Fpl Type:							Jr High Schl:		BIGd:	63.60	684.59	
Parking:	Single Garage Detached							High Schl:		Total A.G.	75.97	817.74

Living Rm:	5.13x4.28	M	Primary Bdrm:	3.68x3.02	M
Dining Rm:	1.99x1.89	M	Bedrm 2:	3.05x2.78	M
Kitchen:	4.15x1.83	M	Bedrm 3:	3.92x2.77	B
Family Rm:	6.22x3.90	B	Bedrm 4:		
Den:			Second Kitchen	3.41x1.85	B
Bonus Rm					

Flooring: Hardwood, Laminate Flooring **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stucco **Remodel:**
Site Infl: Back Lane, Fenced, Flat Site, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby **Amen/Features:** See Remarks

Goods Incl: Dishwasher-Built-In, Dryer, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / /

Lot Sq (M):	518.82	Lot Dimen:	
Frontage (M):		Lot Shape:	Rectangular
Depth (M):		Zoning:	
Conform:		Front Expos:	North
Taxes:	\$3,888.40 Tax Yr: 2021	Local Improv:	/Yr: