

## \$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       7  
Zoning                 Zone 15

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