

\$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 5

Zoning Zone 15

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