



## 10944 74 Avenue Edmonton AB

\$479,800

Prime Mckernan Location! Walking distance to Mckernan LRT, UofA and Whyte AVE! This well-kept cozy home sits on a 41'X130' lot on a tree-lined street. This cute home boasts 2+3 bedrooms, 2 full baths with a separate entrance to the basement. The main floor has a bright living room w/ a door. Kitchen has lots of cabinets & dining area. TWO good sized bedrooms are separated by a 4 pc main bath. Basement has another 3 bedrooms and a 3 pc full bath. Main floor has mostly newer vinyl windows, newer hot water tanks (2017) and furnace. Single detached garage plus a covered carport. Great location with great potential on this home. It's a great holding property for future infill development.

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

edmontonfanyang@gmail.com  
<http://www.fanyangteam.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)