

\$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 8
Zoning Zone 15

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