

## \$620,000 - 11302 75 Avenue, Edmonton

MLS® #E4463031

**\$620,000**

5 Bedroom, 2.00 Bathroom, 1,374 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Fantastic corner lot (46' x 130') just steps from the U of A, LRT, and McKernan School. This property offers excellent potential, whether you're looking to renovate and make it home, rent and hold, or plan your future dream build near the University of Alberta campus and hospital. The 5-bedroom, 2-bath home features separate heating controls with two furnaces and a spacious main kitchen with a large bar counter. Walk to the corner store, catch the LRT or nearby bus routes, and enjoy one of the most convenient family-friendly locations in the city.

Built in 1948

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463031               |
| Price          | \$620,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,374                  |
| Acres          | 0.00                   |
| Year Built     | 1948                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11302 75 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0H5         |

## Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, See Remarks |
| Parking   | No Garage                                          |

## Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas                                        |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stucco                                                                                           |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Asphalt, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 15            |

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Listing information last updated on November 4th, 2025 at 5:32pm MST