

Courtesy Of Jeffrey Scott Of RE/MAX River City

## \$725,000 - N/A, Edmonton

MLS® #E4430217

**\$725,000**

5 Bedroom, 3.50 Bathroom, 1,521 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Striking Modern Luxury in McKernan | Experience elevated living in this architecturally stunning modern half-duplex nestled in the heart of McKernan—just minutes from the U of A, South Campus LRT, & some of the City's best schools & amenities. From the eye-catching contemporary façade to the thoughtfully curated interior, every detail speaks to style & function. The main level features 10'™ ceilings, a rear chef's kitchen with quartz countertops, tile backsplash, a center island, spacious dining area, an inviting living room with electric fireplace, a 2-piece bath, & a smart rear entry with built-in mudroom storage. Upstairs, enjoy 9'™ ceilings, 3 bedrooms, & a primary suite with a spa-inspired ensuite & its own private balcony—a serene escape for your morning coffee or evening wind-down. A second full bath & a convenient laundry closet complete the upper level. The legal basement suite offers 9'™ ceilings, a 2-bedroom open layout with kitchen, & excellent income potential.

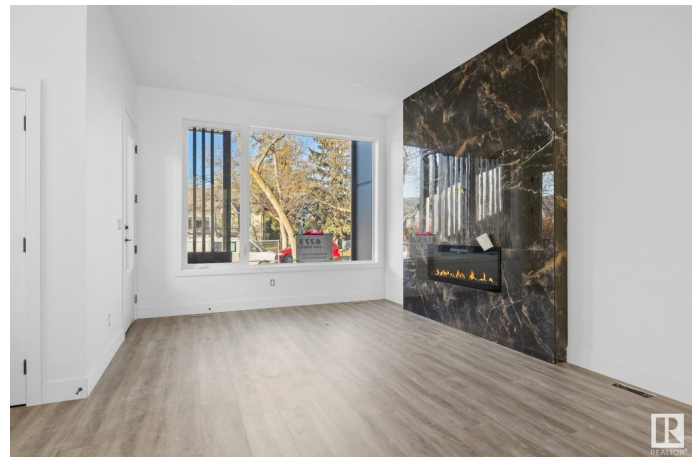
\*\*\*Photos are from another Unit\*\*\*

Built in 2024

### Essential Information

MLS® # E4430217

Price \$725,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,521
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E6

### Amenities

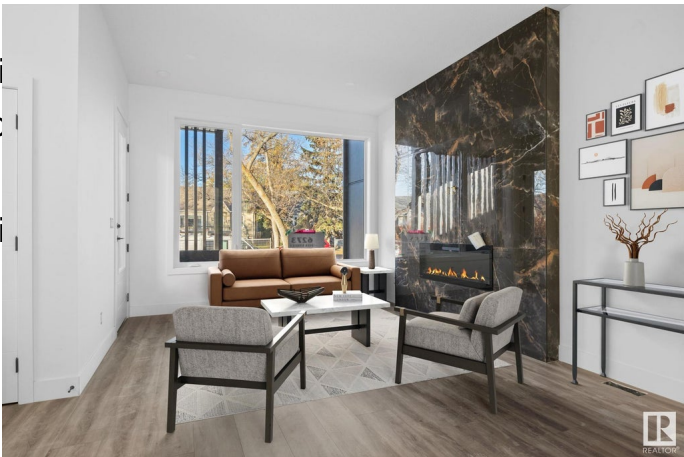
Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, See Remarks, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Level Land, School Zone
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter



Additional Information

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 12:02am MDT