

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

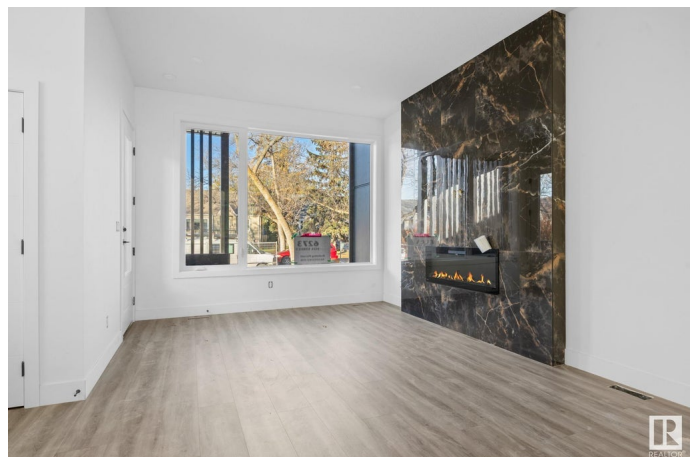
McKernan, Edmonton, AB

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

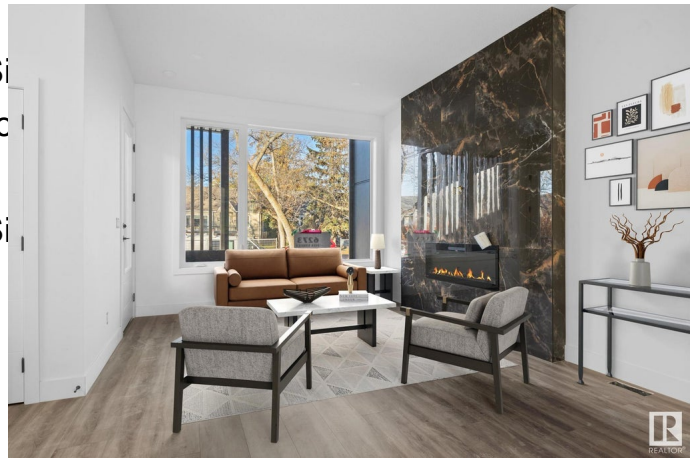
|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, See Remarks, Infill Property, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached   |

### 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 | 12               |
| Zoning         | Zone 15          |

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Listing information last updated on April 22nd, 2025 at 4:47am MDT