

Courtesy Of Sam Killick Of ARIVL

# \$799,000 - 10725 72 Avenue, Edmonton

MLS® #E4451956

**\$799,000**

5 Bedroom, 3.50 Bathroom, 2,229 sqft  
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

RARE FIND IN QUEEN ALEXANDRA! SITTING ON AN OVERSIZED LOT (40.2 X 16.5M), THIS 5 BED, 3.5 BATH HOME OFFERS 2,229 SQFT, TWO DOUBLE GARAGES, AND TRAILER PARKING. Youâ€™ll also love the 7-ft ceilings in the under-garage storage roomsâ€”perfect for all your seasonal gear or workshop setup. The main floor features two separate living spaces, offering flexibility for families, work-from-home setups, or entertaining guests with ease. Downstairs, the finished basement is built for fun, with a wet bar, large family room, full bathroom, and guest bedroom. Upstairs, retreat to a spacious primary suite that comfortably fits a king-sized bed, complete with a private ensuite. Not to mention 3 more large bedrooms & a second full bathroom. Outside, enjoy a massive yard with space to garden, play, or relax. Located in one of Edmontonâ€™s most desirable mature neighbourhoodsâ€”steps to parks, schools, Whyte Ave, the UofA, & downtown. Homes like this donâ€™t come around oftenâ€”this is your chance to own something truly special!

Built in 1979

## Essential Information

MLS® # E4451956  
Price \$799,000



10725 72 AVE NW  
QUEEN ALEXANDRA, EDMONTON

GROSS INTERNAL AREA  
FLOOR 1 152.3 m<sup>2</sup> (1,629 sq ft) FLOOR 2 112.8 m<sup>2</sup> (1,214 sq ft) FLOOR 3 87.4 m<sup>2</sup> (941 sq ft)  
TOTAL : 352.5 m<sup>2</sup> (3,794 sq ft)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,229                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10725 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1A2         |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Barbecue-Built-In, Deck, Skylight, Storage-In-Suite, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup |
| Parking Spaces | 9                                                                                                   |
| Parking        | Double Garage Attached, Double Garage Detached                                                      |

### Interior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Baseboard, Natural Gas                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Masonry                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                                                                               |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Brick, Metal                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                               |

**School Information**

|            |            |
|------------|------------|
| Elementary | Garneau    |
| Middle     | Allendale  |
| High       | Strathcona |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 15          |

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Listing information last updated on August 16th, 2025 at 2:32pm MDT