

## **\$759,800 - 10935 76 Avenue, Edmonton**

MLS® #E4429036

**\$759,800**

8 Bedroom, 6.00 Bathroom, 2,131 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

INVESTOR ALERT! Fantastic investment property in central McKernan location! This fully finished 3 storey half duplex home boasts a total of 8 bedrooms, 6 full baths including 4 ensuite with a separate entrance to the basement, 3 fridges & TWO sets of washer/dryer. TWO huge primary bedrooms. Very functional floor plan with great use of space. Hardwood on all above grade levels & laminate flooring in basement - NO carpet. Main floor has a bedroom & a 3 pc bath. Gourmet HUGE kitchen boasts espresso cabinets, SS appliances, granite countertops and GAS stove. Upstairs has 3 bedrooms - all with its own ensuite. Fully finished basement has 3 more bedrooms & one 4 pc bath. Separate laundry and a kitchenette. Lots of storage space on the 3rd level & basement. Oversized double detached garage with a SOUTH facing backyard. Convenient location within walking distance to UofA, grocery stores, restaurants, bus stops & McKernan/Belgravia LRT station. Easy commute to Downtown. Incredible property with tremendous return!

Built in 2014

### **Essential Information**

MLS® # E4429036

Price \$759,800



|                |               |
|----------------|---------------|
| Bedrooms       | 8             |
| Bathrooms      | 6.00          |
| Full Baths     | 6             |
| Square Footage | 2,131         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10935 76 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0J6         |

### **Amenities**

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 5                                                                                               |
| Parking        | Double Garage Detached                                                                          |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 4                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### **Exterior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                  |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Stucco     |
| Foundation   | Slab             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 33              |
| Zoning         | Zone 15         |

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Listing information last updated on May 7th, 2025 at 7:02am MDT