

## **\$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	23
Zoning	Zone 15

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