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

MLS® #E4429036

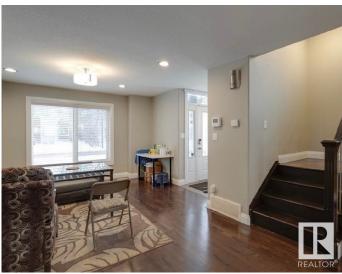
#### \$759,800

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 ensuites 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
Туре	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 ListedApril 4th, 2025Days on Market71ZoningZone 15

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Listing information last updated on June 13th, 2025 at 10:32pm MDT