

# **\$559,555 - 10934 76 Avenue, Edmonton**

MLS® #E4440197

**\$559,555**

7 Bedroom, 2.50 Bathroom, 2,028 sqft  
Single Family on 0.00 Acres

McKernan, Edmonton, AB

**LOCATION, LOCATION, LOCATION!**  
**ATTENTION INVESTORS! RF3 zoned,**  
33x132 lot! **ONLY 5mins to UofA Hospital &**  
**the UofA Campus & 10min walk to McKernan**  
**LRT station! \*\*3 furnaces, 7 BEDROOM**  
**w/potential for another 3 bedrooms, a 3rd full**  
**bath & 2nd kitchen/living room upstairs!\*\***  
Exceptional investment opportunity in one of  
Edmonton's most sought-after communities!  
This seven-bedroom property in McKernan is  
just a short walk to McKernan School, the  
University of Alberta, and the UofA  
Hospitalâ€”making it a prime location for  
students and professionals alike. Currently  
rented with awesome immediate cash flow!  
The partially finished/framed up basement  
offers potential for 3 more bedrooms and 2nd  
floor ideal room for an additional kitchen,  
perfect for expanding rental options (3  
separate suites?). With ample parking at the  
rear in such a sought after neighbourhood, this  
is an amazing opportunity to buy & hold, or  
buy/build, you cannot beat the price and  
location!

Built in 1978

## **Essential Information**

MLS® #	E4440197
Price	\$559,555



Bedrooms	7
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,028
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10934 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0J7

### Amenities

Amenities	Off Street Parking, Front Porch
Parking	No Garage, Rear Drive Access, RV Parking

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 3rd, 2025  
Days on Market      31  
Zoning                Zone 15

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