

# **\$565,555 - 10934 76 Avenue, Edmonton**

MLS® #E4425756

**\$565,555**

7 Bedroom, 2.00 Bathroom, 2,028 sqft  
Single Family on 0.00 Acres

McKernan, Edmonton, AB

ATTENTION INVESTORS! RF3 zoned already! ONLY 5mins to U of A Hospital & the UOFA Campus & 10min walk to McKernan LRT station! \*\*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 all rooms are fully rented with separate leases in place to ensure 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. Featuring durable vinyl plank flooring throughout and ample parking at the rear in such a sought after neighbourhood. If you are looking to hold & collect rent month/month or ideas to re-built, you cannot beat the price and location!

Built in 1978

## **Essential Information**

MLS® # E4425756

Price \$565,555



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| 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-2, 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 March 14th, 2025

Days on Market 50

Zoning Zone 15

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Listing information last updated on May 3rd, 2025 at 6:02pm MDT