

\$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!

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Built in 1978

Essential Information

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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 39
Zoning Zone 15

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