

\$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 | 12 |
| Zoning | Zone 15 |

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Listing information last updated on June 15th, 2025 at 5:02pm MDT