

## \$699,900 - 15107 76a Avenue, Edmonton

MLS® #E4448244

**\$699,900**

4 Bedroom, 2.50 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Impressive A-Frame Contemporary! Attention to detail is evident throughout this 1,172 sq ft, 4 bed, 2.5 bath home. Upon entering you'll love the open layout, highlighted by the vaulted ceilings & an abundance of oversized windows which bring in loads of natural light. The gorgeous custom Ackard kitchen, feat wood cabinets w/ wood hardware, quartz countertops, SS appliances, LED pot lights, & enough entertaining space to host all the family! Engineered hardwood & 8ft doors throughout the main. The spacious primary bedroom, feat a convenient ensuite. Two more beds & a big 4pc bath rounds out the main. Downstairs feat a large Rec Room w/ separate gym & TV areas, highlighted by a corner FP. The laundry room has ample closet space, a stand-up fridge & access to the 3pc bath w/ standup shower. The south facing backyard is an oasis feat well manicured lawn, crisp pressure treated fencing, mature trees & a private patio, perfect for summer BBQs. Stay cool all summer with AC. Don't miss out!

Built in 1961

### Essential Information

MLS® # E4448244

Price \$699,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15107 76a Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3A7

### Amenities

Amenities	Air Conditioner
Parking Spaces	2
Parking	Front Drive Access, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	Zone 22

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 3:47am MDT