

# **\$579,555 - 10934 76 Avenue, Edmonton**

MLS® #E4425756

**\$579,555**

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 \$579,555



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 37

Zoning Zone 15

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 April 20th, 2025 at 10:17am MDT