

# **\$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 Hospital—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**

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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      14  
Zoning                Zone 15

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Listing information last updated on June 17th, 2025 at 4:02am MDT