

# **\$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      32  
Zoning                Zone 15

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