

## \$535,555 - 10934 76 Avenue, Edmonton

MLS® #E4463285

**\$535,555**

7 Bedroom, 2.50 Bathroom, 2,028 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

FANTASTIC LOCATION! ATTENTION INVESTORS! RF3 zoned, 33x132 lot! ONLY 5mins to UofA Hospital & University of Alberta 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 healthy 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® # E4463285

Price \$535,555

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                                                           |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Garneau School    |
| Middle     | McKernan School   |
| High       | Strathcona School |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | October 23rd, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 9 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on November 1st, 2025 at 5:02pm MDT