

\$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 38

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 9:47pm MDT