

## \$599,900 - 11251 76 Avenue, Edmonton

MLS® #E4431540

**\$599,900**

7 Bedroom, 2.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

**LOCATION! Attn: INVESTORS, BUILDERS & DEVELOPERS! Prime 46' X 118' Lot** in one of the most sought-after McKernan neighborhood! Build a duplex or 3 Townhouses (6 UNITS TOTAL!) \*See pictures\*. Situated in a prime location; steps away from a school with a huge playground and basketball court across the street, it ensures convenience and accessibility being only 3 minutes to LRT station and 15 minutes walking distance to University of Alberta and University hospital. Featuring a house on a spacious lot, it's an ideal canvas for those looking to capitalize on the area's high demand. The neighborhood's charm and desirability enhance its appeal, making it a rare find for investors or developers aiming for significant returns. Don't miss the chance to transform this space into a profitable investment or your dream project. Property sold as is where is.

Built in 1949

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431540  |
| Price      | \$599,900 |
| Bedrooms   | 7         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11251 76 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0K2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Stove-Electric, See Remarks |
| Heating      | Forced Air-1, Natural Gas                 |
| Stories      | 3   |
| Has Basement | Yes                                       |
| Basement     | Full, Finished                            |

### Exterior

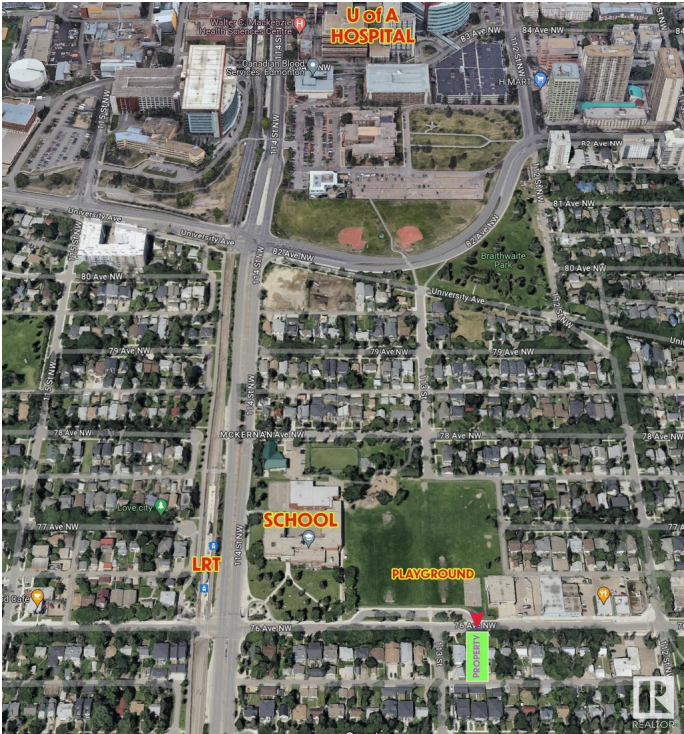
|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Schools, Subdividable Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |

Zoning

Zone 15



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Listing information last updated on May 1st, 2025 at 3:32pm MDT