

## \$449,900 - 15003 76 Street, Edmonton

MLS® #E4433123

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.00 Acres

Kilkenny, Edmonton, AB

Location, location - Over 6600 sq. ft. (approx. 60' x 110') corner lot, across from J. A. Fife elementary school and huge park! Extremely well maintained and updated 3 + 1 bedroom bungalow with 2 bathrooms. Shingles and windows 2015, new kitchen cabinets and dishwasher 2017, main floor & basement bathrooms. Fenced yard with large garden, shed and 22' x 24' double garage. Low maintenance front yard. This lot is also an excellent location for afterschool care or redevelopment for multifamily. Seller to provide Title Insurance in lieu of RPR & Compliance.

Built in 1969

### Essential Information

MLS® #	E4433123
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
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### Community Information

Address	15003 76 Street
Area	Edmonton
Subdivision	Kilkenny
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1C1

### Amenities

Amenities	No Smoking Home, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 28th, 2025
Days on Market	21
Zoning	Zone 02

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