

\$449,000 - 1408 76 Street, Edmonton

MLS® #E4455045

\$449,000

5 Bedroom, 2.50 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Welcome to the community of Menisa! This 1,148 sq. ft. bungalow (2,197 sq. ft. total living space) sits on a desirable corner lot and offers a bright and inviting layout with large front windows flooding the living room with natural light. The dining area connects to a functional kitchen with plenty of storage. Down the hall are 3 bedrooms including the primary with 2-pc ensuite, plus a 3-pc bath with sliding glass door shower. The finished basement with separate entrance provides versatility and potential, offering a spacious family room, rec room, 2 additional bedrooms, an office with feature wall, and a 4-pc bath. Outdoors, enjoy a fully fenced yard with concrete patio, perfect for gatherings. A double detached garage adds extra convenience. With its flexible design and prime location near schools, parks, public transportation, and the new Mill Woods LRT, this home is a great opportunity for first-time buyers or investors.

Built in 1976

Essential Information

MLS® #	E4455045
Price	\$449,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1408 76 Street
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2R9

Amenities

Amenities	Air Conditioner, Gazebo
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

Days on Market 4

Zoning Zone 29

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 September 1st, 2025 at 6:17am MDT