

\$565,555 - 10934 76 Avenue, Edmonton

MLS® #E4425756

\$565,555

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 | \$565,555 |



| | |
|----------------|------------------------|
| 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 67

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 May 20th, 2025 at 11:18am MDT