

# **\$1,299,888 - 10941/10943 76 Avenue, Edmonton**

MLS® #E4428121

**\$1,299,888**

10 Bedroom, 7.00 Bathroom, 3,390 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

**INVESTOR ALERT - RARE WHOLE DUPLEX** offering in the highly-desirable MCKERNAN neighborhood! Minutes to U of A Campus and downtown, with 10 BEDROOMS, 4 KITCHENS, 4 LAUNDRY SETS, 4 FURNACES, separate entrances to the basements and GARAGE PARKING FOR 4 VEHICLES + 4 more parking spots outside! Marvel in the extra high ceilings, neutral colors and high-end finishings, such as quartz countertops, custom cabinets and more. Spacious walk-in closets, plenty of windows for natural light and open floorplans characterize this property. There are 2 separate 2-BEDROOM basements that are perfect for guests or family, with their own kitchens, laundries, 4-piece bathrooms, plenty of storage and private separate entrances. Unbeatable location, steps to U of A campus, easy access to public transportation / bike lanes “ or just walk! McKernan is one of Edmonton's most desired neighborhoods, prized for its vibrant community & proximity to the UofA and cultural hub of Whyte Avenue, with easy access to Downtown Edmonton.

Built in 2006

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4428121    |
| Price  | \$1,299,888 |



|                |                     |
|----------------|---------------------|
| Bedrooms       | 10                  |
| Bathrooms      | 7.00                |
| Full Baths     | 6                   |
| Half Baths     | 2                   |
| Square Footage | 3,390               |
| Acres          | 0.00                |
| Year Built     | 2006                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 10941/10943 76 Avenue |
| Area        | Edmonton              |
| Subdivision | McKernan              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6G 0J6               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, See Remarks |
| Parking Spaces | 6  |
| Parking        | Quad or More Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Garneau

Middle                      Mckernan

High                         Strathcona

**Additional Information**

Date Listed                March 28th, 2025

Days on Market          38

Zoning                      Zone 15

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Listing information last updated on May 5th, 2025 at 7:17pm MDT