

## \$499,900 - 9436 76 Street, Edmonton

MLS® #E4438848

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Fantastic location in the lovely community of Holyrood. Located on a large 50 ft x 149 ft lot. Great possibilities for future redevelopment. 2 bedroom bungalow home with updated main floor bathroom. Primary bedroom is large with two windows and spacious closet. Newer laminate flooring throughout upstairs bedrooms, living room and dining room. Basement features a non-permitted secondary suite with kitchen, bedroom and separate laundry. Large rec room and 3 piece bathroom complete the basement. Sewer line was replaced in 2023 and a water line to back yard was also added in for future garage suite potential. Backyard is spacious and west facing providing lots of sun. Location is great with close proximity to downtown, University of Alberta and Concordia University.

Built in 1954

### Essential Information

MLS® #	E4438848
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	1954



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9436 76 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2K6

### Amenities

Amenities	Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Holyrood
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### Additional Information

Date Listed May 28th, 2025

Days on Market 21

Zoning Zone 18

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