

\$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 37

Zoning Zone 15

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