

# **\$575,000 - 11335 76 Avenue, Edmonton**

MLS® #E4432123

**\$575,000**

3 Bedroom, 3.50 Bathroom, 1,791 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Prime Location in McKernan! This well-kept 2.5-storey half duplex is just a 2-minute walk to McKernan/Belgravia LRT—perfect for quick access to the U of A, hospital, downtown, and the arena. Whyte Ave is only 10 minutes on foot. Upstairs has 2 spacious bedrooms, including a primary with ensuite, plus a full main bath. The top-floor loft makes a great living space or easily converts to a 3rd bedroom. The finished basement includes a bedroom/living area and 3-piece bath. The main floor offers an open kitchen, dining, and living area, powder room, and laundry. Outside: a large single garage with storage space and extra parking. Walk to schools, parks, skating rink, and the new community hall. Enjoy local gems like Gracious Goods Café and Belgravia Hub—just 5 minutes away!

Built in 2006

## **Essential Information**

MLS® #	E4432123
Price	\$575,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,791



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	11335 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K3

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 9

Zoning Zone 15

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