

\$599,900 - 11251 76 Avenue, Edmonton

MLS® #E4431540

\$599,900

7 Bedroom, 2.00 Bathroom, 1,227 sqft
Single Family on 0.00 Acres

McKernan, Edmonton, AB

LOCATION! Attn: INVESTORS, BUILDERS & DEVELOPERS! Prime 46â€™™ X 118â€™™ Lot in one of the most sought-after McKernan neighborhood! Build a duplex or 3 Townhouses (6 UNITS TOTAL!) *See pictures*. Situated in a prime location; steps away from a school with a huge playground and basketball court across the street, it ensures convenience and accessibility being only 3 minutes to LRT station and 15 minutes walking distance to University of Alberta and University hospital. Featuring a house on a spacious lot, it's an ideal canvas for those looking to capitalize on the area's high demand. The neighborhood's charm and desirability enhance its appeal, making it a rare find for investors or developers aiming for significant returns. Don't miss the chance to transform this space into a profitable investment or your dream project. Property sold as is where is.



Built in 1949

Essential Information

MLS® #	E4431540
Price	\$599,900
Bedrooms	7
Bathrooms	2.00
Full Baths	2

Square Footage	1,227
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	11251 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K2

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Refrigerator, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Schools, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 14th, 2025
Days on Market	10

Zoning

Zone 15



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