

\$589,555 - 10934 76 Avenue, Edmonton

MLS® #E4421154

\$589,555

7 Bedroom, 2.00 Bathroom, 2,028 sqft
Single Family on 0.00 Acres

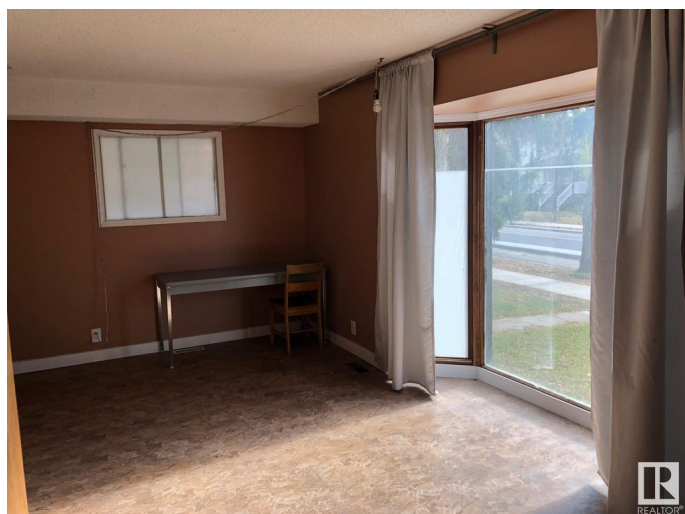
McKernan, Edmonton, AB

What a deal! Potential for another 3 bedrooms, another full bath & 2nd kitchen upstairs!! **7 BEDROOM HOME BY UNIVERSITY OF ALBERTA** Exceptional investment opportunity in one of Edmonton's most sought-after communities! This seven-bedroom property in McKernan is just a short walk to McKernan School, the University of Alberta, and the UofA Hospitalâ€”making it a prime location for students and professionals alike. Currently used as a rooming house, all rooms are fully rented with separate leases that will transfer to the buyer, ensuring immediate cash flow. The partially finished basement offers potential for two more bedrooms and an additional kitchen, perfect for expanding rental options. Featuring durable vinyl plank flooring throughout and ample parking at the rear, this turn-key property is an ideal choice for investors seeking steady income in a high-demand area!

Built in 1978

Essential Information

MLS® #	E4421154
Price	\$589,555
Bedrooms	7
Bathrooms	2.00
Full Baths	2



Square Footage	2,028
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10934 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0J7

Amenities

Amenities	Off Street Parking, Front Porch
Parking	No Garage, Rear Drive Access, RV Parking

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 11th, 2025
Days on Market	29

Zoning

Zone 15

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Listing information last updated on March 12th, 2025 at 3:17pm MDT