

## \$565,500 - 11251 76 Avenue, Edmonton

MLS® #E4431540

**\$565,500**

7 Bedroom, 2.00 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

**LOCATION! Attn: INVESTORS, BUILDERS & DEVELOPERS! Prime 46' X 118' 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	\$565,500
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	32

