

## \$530,000 - 11329 76 Avenue, Edmonton

MLS® #E4456391

**\$530,000**

2 Bedroom, 2.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

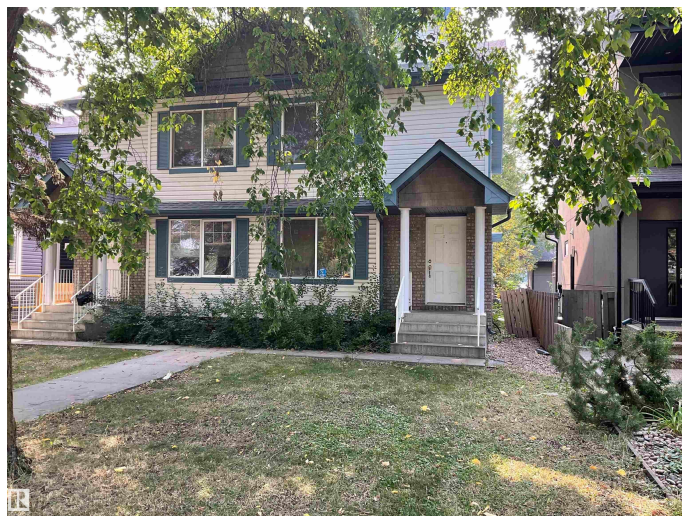
McKernan, Edmonton, AB

Welcome to this side by side duplex walking distance to University of Alberta, next to future LRT station in the neighborhood of McKernan, SW Edmonton. This 2 & a half storey style with 2 spacious Bedrooms + HUGE LOFT can be used as a 3rd bedroom, family room or den, 2 full Baths and 1 half Bath, Master Bedroom has a 3pc. ensuite and wall to wall closet. Spacious Living Room has a gas corner fireplace, maple cabinets Kitchen with Island, plenty counter space, main floor Laundry Room. 9 ft ceiling bsmt is unfinished. Features :soft round corners, large windows throughout, ceramic tile flooring in Foyer, Kitchen & Bathrooms, laminated flooring in Living Room & Dining Room, rear sundeck with natural gas BBQ hook up; phone & cable outlet for Bedrooms & Den; knock-down ceiling; high energy efficiency furnace & hot water tank. Single detached garage.

Built in 2008

### Essential Information

MLS® #	E4456391
Price	\$530,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,742
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### Community Information

Address	11329 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K3

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	4
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 9th, 2025 at 5:17pm MDT