

## \$750,000 - 11106 76 Avenue, Edmonton

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MLS® #E4461491

**\$750,000**

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to McKernan! This beautifully built 3-bedroom, 2-storey half duplex offers over 1,830 sq. ft. of elegant living space steps from the University of Alberta. Thoughtfully designed and energy efficient, the exterior walls are foam-insulated, plus 1" rigid foam exterior insulation for the acrylic stucco R40 value energy efficiency. Featuring 9-foot ceilings, rich oak hardwood, and a cozy gas fireplace on the main floor. The gorgeous kitchen showcases mocha-stained maple cabinetry, granite counters, a large island, stainless steel appliances, and a corner pantry. A main floor den is perfect for a home office or guest room. Upstairs, the spacious primary suite includes a 5-piece ensuite and walk-in closet, with laundry conveniently nearby. Enjoy a maintenance-free composite deck, brick patio, and detached garage with extra parking. With quality finishes and timeless style, this home offers comfort and value in one of Edmonton's most sought-after central neighbourhoods. (Some photos virtually staged)

Built in 2013

### Essential Information

MLS® # E4461491

Price \$750,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,830         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11106 76 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0J8         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3  |
| Parking        | Single Garage Detached, Stall, Tandem  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 15           |

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Listing information last updated on October 13th, 2025 at 2:02pm MDT