

\$575,000 - 11335 76 Avenue, Edmonton

MLS® #E4432123

\$575,000

3 Bedroom, 3.50 Bathroom, 1,791 sqft
Single Family on 0.00 Acres

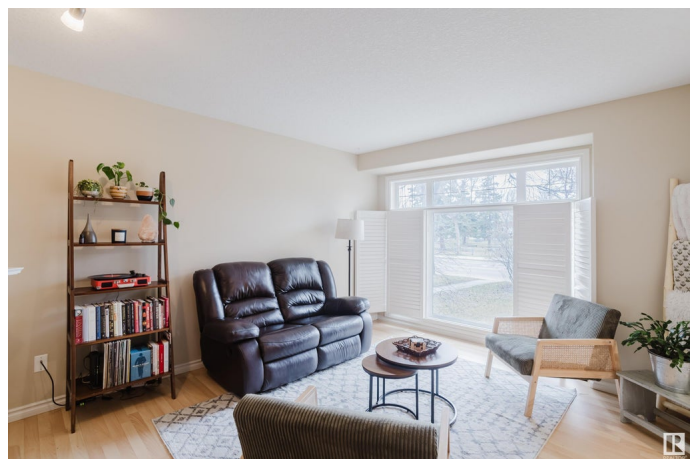
McKernan, Edmonton, AB

Prime Location in McKernan! This well-kept 2.5-storey half duplex is just a 2-minute walk to McKernan/Belgravia LRT – perfect for quick access to the U of A, hospital, downtown, and the arena. Whyte Ave is only 10 minutes on foot. Upstairs has 2 spacious bedrooms, including a primary with ensuite, plus a full main bath. The top-floor loft makes a great living space or easily converts to a 3rd bedroom. The finished basement includes a bedroom/living area and 3-piece bath. The main floor offers an open kitchen, dining, and living area, powder room, and laundry. Outside: a large single garage with storage space and extra parking. Walk to schools, parks, skating rink, and the new community hall. Enjoy local gems like Gracious Goods Caf  and Belgravia Hub – just 5 minutes away!

Built in 2006

Essential Information

MLS® #	E4432123
Price	\$575,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,791



Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

Community Information

Address	11335 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0K3

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 22nd, 2025

Days on Market 1

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 April 23rd, 2025 at 12:02pm MDT