# \$599,900 - 11251 76 Avenue, Edmonton

MLS® #E4431540

### \$599,900

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 \$599,900

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

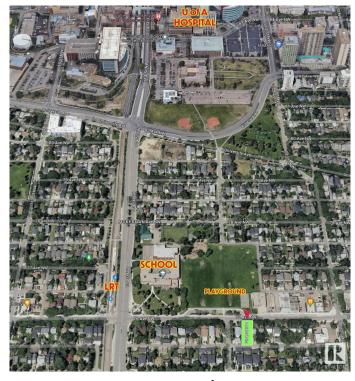
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed April 14th, 2025

Days on Market 13

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 27th, 2025 at 1:32pm MDT