

Courtesy Of Kody Krueger-Thompson Of Exp Realty

## \$495,000 - 11910 76 Street, Edmonton

MLS® #E4421315

**\$495,000**

6 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

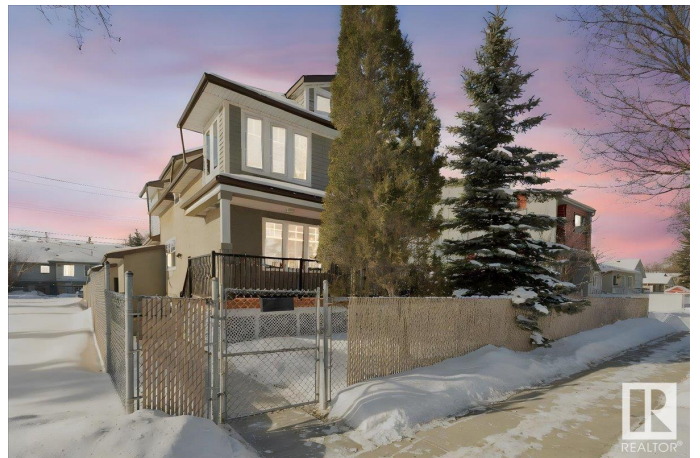
INVESTOR ALERT/FIRST- SUPPLEMENT YOUR MORTGAGE PAYMENT WITH RENTAL INCOME. Also, potential TWO LOTS; adjacent lot with a separate title (317 m2 zoned 2.10 RS) also for sale. Renovation of character home to modern standards! New shingles and high efficiency furnace. 6 bedroom total--MAIN UNIT features: Large kitchen, quartz countertops, 4 new stainless steel appliances, extra cabinets under a 4'x8' peninsula and pantry. Flex room/bedroom with roughed in shower next to powder room. Abundant natural light in dining room, living room, and front entry with closet and storage bench. Vinyl plank and ceramic flooring between separate SECOND KITCHEN and mud room. SECOND FLOOR FEATURES: loft style vaulted ceiling & large triple-pane windows, 2 bedrooms. Ample space ensuite & walk-in closet in master suite, with second floor laundry. Vinyl plank flooring throughout with porcelain tile bathroom. SEPARATE ENTRANCE: basement 3 Bed; each room vanity sink & fridge. Oversized double detached garage can park 4 vehicles.

Built in 1985

### Essential Information

MLS® # E4421315

Price \$495,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	11910 76 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2C7

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Detached, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	58
Zoning	Zone 05

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 10th, 2025 at 5:02pm MDT