

# **\$1,299,888 - 10941/10943 76 Avenue, Edmonton**

MLS® #E4428121

**\$1,299,888**

10 Bedroom, 7.00 Bathroom, 3,390 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

**INVESTOR ALERT - RARE WHOLE DUPLEX** offering in the highly-desirable MCKERNAN neighborhood! Minutes to U of A Campus and downtown, with 10 BEDROOMS, 4 KITCHENS, 4 LAUNDRY SETS, 4 FURNACES, separate entrances to the basements and GARAGE PARKING FOR 4 VEHICLES + 4 more parking spots outside! Marvel in the extra high ceilings, neutral colors and high-end finishings, such as quartz countertops, custom cabinets and more. Spacious walk-in closets, plenty of windows for natural light and open floorplans characterize this property. There are 2 separate 2-BEDROOM basements that are perfect for guests or family, with their own kitchens, laundries, 4-piece bathrooms, plenty of storage and private separate entrances. Unbeatable location, steps to U of A campus, easy access to public transportation / bike lanes “ or just walk! McKernan is one of Edmonton's most desired neighborhoods, prized for its vibrant community & proximity to the UofA and cultural hub of Whyte Avenue, with easy access to Downtown Edmonton.

Built in 2006

## **Essential Information**

MLS® #	E4428121
Price	\$1,299,888



Bedrooms	10
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	3,390
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	10941/10943 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0J6

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, See Remarks
Parking Spaces	6
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Garneau

Middle                      Mckernan

High                          Strathcona

**Additional Information**

Date Listed                March 28th, 2025

Days on Market        33

Zoning                      Zone 15

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Listing information last updated on April 30th, 2025 at 6:32am MDT