

## \$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 Café 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 9

Zoning Zone 15

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Listing information last updated on May 1st, 2025 at 7:17am MDT