\$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 |
| Туре | 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 |

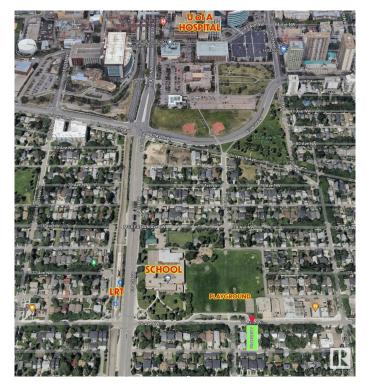
Exterior

| Exterior | Wood, Vinyl |
|-------------------|--------------------|
| Exterior Features | |
| | Subdividable Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 14th, 2025 |
|----------------|------------------|
| Days on Market | 18 |

Zoning



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Listing information last updated on May 2nd, 2025 at 5:17am MDT