

\$1,350,000 - 10941/10943 76 Avenue, Edmonton

MLS® #E4428121

\$1,350,000

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	\$1,350,000



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 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	12
Zoning	Zone 15

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Listing information last updated on April 9th, 2025 at 3:47pm MDT