

\$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 | 5 |
| Zoning | Zone 15 |

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 2nd, 2025 at 3:47am MDT