

\$2,300,000 - 10918/20 76 Avenue, Edmonton

MLS® #E4433312

\$2,300,000

10 Bedroom, 12.00 Bathroom, 3,666 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

LOCATION LOCATION! INVESTORS/MULTI FAMILY buyers ALERT! MLI select approved. Welcome to McKernan, just steps from the **UNIVERSITY OF ALBERTA**. This property is perfect for all owners, savvy investors, or multi-generational families. Offering a total of 12 bedrooms and 12 full bathrooms 11 of which are ENSUITES, plus two self-contained bachelor suites, the property consists of six legal suites with main-floor bedrooms and 4 PIECE bathrooms across both units. Enjoy a modern open-concept layout, upscale finishes, and spacious master suites. Each legal basement suite includes 2 bedrooms, 2 FULL bathrooms, a side entrance, full kitchen, and in-suite laundry. The detached garden suite adds even more value, featuring a private 1-bedroom, 1-bathroom unit complete with its own kitchen. Additional highlights include detached single-car garages and a prime location close to top-rated schools, shopping, hospitals, and public transit. A rare turnkey opportunity in an unbeatable location!

Built in 1947

Essential Information

| | |
|----------|-------------|
| MLS® # | E4433312 |
| Price | \$2,300,000 |
| Bedrooms | 10 |



| | |
|----------------|---------------------|
| Bathrooms | 12.00 |
| Full Baths | 12 |
| Square Footage | 3,666 |
| Acres | 0.00 |
| Year Built | 1947 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 10918/20 76 Avenue |
| Area | Edmonton |
| Subdivision | McKernan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0J7 |

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Attached, See Remarks |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | See Remarks |
| Construction | Wood, Vinyl |
| Foundation | See Remarks |

Additional Information

Date Listed April 29th, 2025
Days on Market 98
Zoning Zone 15

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