\$565,500 - 11251 76 Avenue, Edmonton

MLS® #E4431540

\$565,500

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 \$565,500

Bedrooms 7

Bathrooms 2.00

Full Baths 2

Square Footage 1,227 Acres 0.00 Year Built 1949

Type 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 Back Lane, Playground Nearby, Public Swimming Pool, Schools,

Subdividable Lot

Roof Asphalt Shingles

Construction Wood, Vinyl

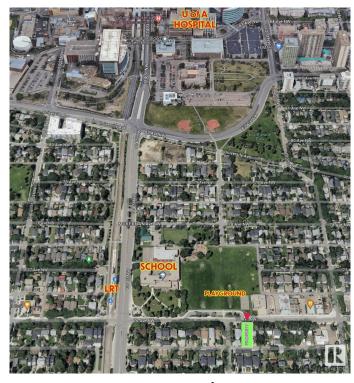
Foundation Concrete Perimeter

Additional Information

Date Listed April 14th, 2025

Days on Market 27

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 May 11th, 2025 at 3:47pm MDT