

## \$495,000 - 11910 76 Street, Edmonton

MLS® #E4421315

**\$495,000**

6 Bedroom, 3.50 Bathroom, 1,797 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

INVESTOR ALERT/FIRST- SUPPLEMENT YOUR MORTGAGE PAYMENT WITH RENTAL INCOME. Also, potential TWO LOTS; adjacent lot with a separate title (317 m2 zoned 2.10 RS) also for sale. Renovation of character home to modern standards! New shingles and high efficiency furnace. 6 bedroom total--MAIN UNIT features: Large kitchen, quartz countertops, 4 new stainless steel appliances, extra cabinets under a 4'x8' peninsula and pantry. Flex room/bedroom with roughed in shower next to powder room. Abundant natural light in dining room, living room, and front entry with closet and storage bench. Vinyl plank and ceramic flooring between separate SECOND KITCHEN and mud room. SECOND FLOOR FEATURES: loft style vaulted ceiling & large triple-pane windows, 2 bedrooms. Ample space ensuite & walk-in closet in master suite, with second floor laundry. Vinyl plank flooring throughout with porcelain tile bathroom. SEPARATE ENTRANCE: basement 3 Bed; each room vanity sink & fridge. Oversized double detached garage can park 4 vehicles.

Built in 1985

### Essential Information

MLS® # E4421315

Price \$495,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,797                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11910 76 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2C7         |

### Amenities

|                |                                                                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                                                           |
| Parking        | Double Garage Detached, Rear Drive Access                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Baseboard, Forced Air-1, Electric, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, No Through Road, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Vegetable Garden, View City |
| Roof              | Asphalt Shingles                                                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                                                       |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 11th, 2025 |
| Days on Market | 67                  |
| Zoning         | Zone 05             |

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Listing information last updated on April 19th, 2025 at 2:02pm MDT