

## \$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      94  
Zoning                Zone 15

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