

\$575,000 - 11335 76 Avenue, Edmonton

MLS® #E4432123

\$575,000

3 Bedroom, 3.50 Bathroom, 1,791 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Prime Location in McKernan! This well-kept 2.5-storey half duplex is just a 2-minute walk to McKernan/Belgravia LRT—perfect for quick access to the U of A, hospital, downtown, and the arena. Whyte Ave is only 10 minutes on foot. Upstairs has 2 spacious bedrooms, including a primary with ensuite, plus a full main bath. The top-floor loft makes a great living space or easily converts to a 3rd bedroom. The finished basement includes a bedroom/living area and 3-piece bath. The main floor offers an open kitchen, dining, and living area, powder room, and laundry. Outside: a large single garage with storage space and extra parking. Walk to schools, parks, skating rink, and the new community hall. Enjoy local gems like Gracious Goods Café and Belgravia Hub—just 5 minutes away!

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432123 |
| Price | \$575,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,791 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11335 76 Avenue |
| Area | Edmonton |
| Subdivision | McKernan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0K3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 22nd, 2025

Days on Market 10

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 2nd, 2025 at 3:02am MDT