

## \$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       1  
Zoning                 Zone 15

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