

## \$499,900 - 11327 76 Avenue, Edmonton

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MLS® #E4456389

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

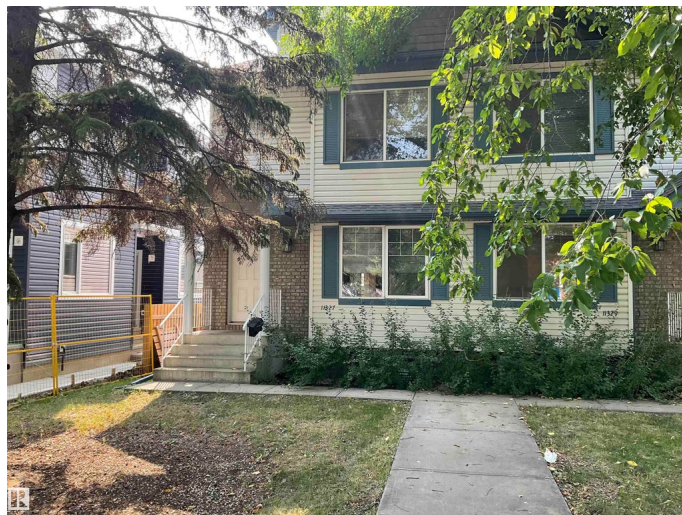
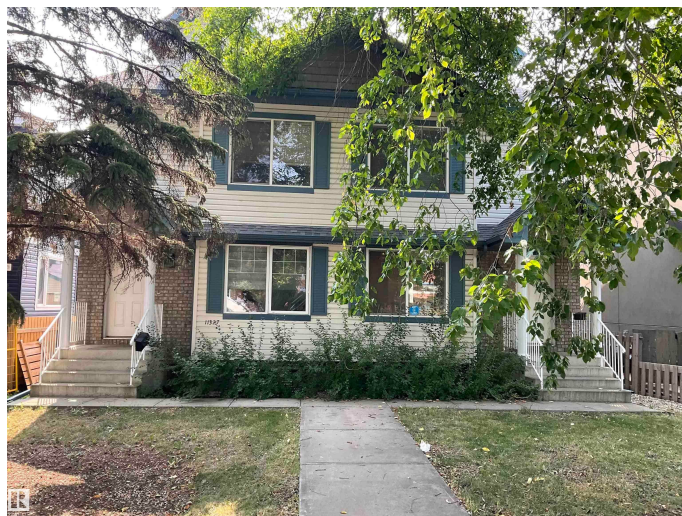
McKernan, Edmonton, AB

Welcome to this side by side duplex walking distance to University of Alberta, next to future LRT station in the neighborhood of McKernan, SW Edmonton. This 2 & a half storey style with 2 spacious Bedrooms + HUGE LOFT can be used as a 3rd bedroom, family room or den, 2 full Baths and 1 half Bath, Master Bedroom has a 3pc. ensuite and wall to wall closet. Spacious Living Room has a gas corner fireplace, maple cabinets Kitchen with Island, plenty counter space, main floor Laundry Room. 9 ft ceiling bsmt is unfinished. Features :soft round corners, large windows throughout, ceramic tile flooring in Foyer, Kitchen & Bathrooms, laminated flooring in Living Room & Dining Room, rear sundeck with natural gas BBQ hook up; phone & cable outlet for Bedrooms & Den; knock-down ceiling; high energy efficiency furnace & hot water tank. New Roof on House and Garage 2023 ,Single detached garage.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456389  |
| Price      | \$499,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,742             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11327 76 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 0K3         |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Single Garage Detached                                                                                                                    |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                    |
| Fireplaces        | Corner                                                                                                                                                 |
| Stories           | 3                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 15             |



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Listing information last updated on October 20th, 2025 at 9:47am MDT