

## **\$599,900 - 10505 76 Street, Edmonton**

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MLS® #E4422979

**\$599,900**

6 Bedroom, 2.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Exceptional Investment Opportunity! This raised bungalow was fully renovated in 2021 and features 6-bedrooms with a LEGAL SUITE; it offers both elegance and practicality, making it a prime choice for investors or multi-generational living. With 2 separate entrances, this home ensures privacy and convenience. The bright and spacious main floor features an open-concept living and dining area, an inviting kitchen with ample cabinet space, and 3 generous bedrooms. A beautifully updated 4-piece bath completes the level. The lower legal suite is equally impressive. Open, airy and modern with lots of natural light; highlighted by 3 additional bedrooms, separate laundry, 3-piece bath and a private entrance. Key upgrades include two high-efficiency furnaces, tankless hot water, updated plumbing, a new roof, and a 100-amp electrical panel. The double detached garage and large yard add to the home's appeal. Amazing convenience! Located minutes from Gretzky Drive, downtown, shopping, parks and schools.



Built in 1953

### **Essential Information**

MLS® #                      E4422979

Price                        \$599,900

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10505 76 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3B2

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Concrete, Stone
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Concrete, Stone

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 26th, 2025

Days on Market                65

Zoning                            Zone 19

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Listing information last updated on May 2nd, 2025 at 7:03pm MDT