

# \$130,000 - 11910 76 St, Edmonton

MLS® #E4446781

**\$130,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Opportunity in Eastwood! This amazing lot measuring 8.75 meters by 36.59 meters (approximately 320 m2) is fully prepped and ready for your next development. The property is zoned for high flexibility—perfect for two modern "skinny" homes, each with completed basements and the option to build garage suites above detached garages, enabling three separate living spaces per dwelling. Alternatively, consider building a 4-plex above ground with legal basement suites, for a total of eight rental units. This is an excellent opportunity for investors or builders leveraging the CMHC multi-unit financing program, especially for those focused on affordable housing with strong income potential. Its central location, combined with rental-friendly zoning, makes it an ideal site for rental income generation, redevelopment, or long-term hold.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4446781        |
| Price     | \$130,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

**Community Information**

|             |             |
|-------------|-------------|
| Address     | 11910 76 St |
| Area        | Edmonton    |
| Subdivision | Eastwood    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5B 2C7     |

**Exterior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 47             |
| Zoning         | Zone 05        |

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Listing information last updated on August 24th, 2025 at 2:32pm MDT