

## \$757,500 - 10511 76 Street, Edmonton

MLS® #E4431293

### \$757,500

5 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Highly sought after River Valley location with income potential in Forest Heights. This tastefully built over 2100 s.f. 2-storey has 3 bedrms up & a 1000 s.f. LEGAL 2-bedrm income potential basement suite with private side entry. The main floor is striking with 10' ceilings, impressive crown moldings fireplace & open floor plan. The kitchen sizzles w/ granite counters, walk in pantry, wine fridge & large island. Upstairs features vaulted ceilings & has a fabulous primary bedrm with walk-in closet & 5-piece ensuite. Completing the upstairs are 2 more bedrms & laundry rm. The fully finished basement is impressive w/ 9' ceilings, large windows, 2 bedrms, laundry rm, full bathrm, open concept kitchen/living rm & has received \$1400/month as a rental income helper. Recently landscaped w/ many fruit trees & bushes thru-out. O.S. double garage. This exceptional family home is located minutes to downtown, River Valley trail systems, schools & parks. All appliances & basement furnishings included except table & chairs!

Built in 2007

### Essential Information

MLS® # E4431293

Price \$757,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,109                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10511 76 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3B2                   |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Front Porch |
| Parking   | Double Garage Detached                                |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Fan-Ceiling, Garage Control, Garage Opener, Window Coverings, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing, Three Sided   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Metal, Stone, Vinyl |
|----------|---------------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stone, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 19          |

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Listing information last updated on April 19th, 2025 at 9:17am MDT