

## **\$1,597,600 - 11333 76 Avenue, Edmonton**

MLS® #E4454906

**\$1,597,600**

4 Bedroom, 4.50 Bathroom, 3,681 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Both sides currently available. BUILT FOR THE MOST DISCERNING BUYERS! MASSIVE custom built unit located steps to the UNIVERSITY and LRT. Over 2300 sq.ft. of total finished space This property has 4 bedrooms ALL WITH ENSUITES, plus a separate side entrance to the FULLY FINISHED BASEMENT. EXTRAORDINARY UPGRADES: 2 PERSON GLASS WALK-IN SHOWER w/3 fixtures, OAK ZERMATT 5 1/4 MATT PLANK HARDWOOD, WOOD FEATURE WALLS, BUILT-IN S/S APPLIANCES W/ 6 burner gas stove, MAPLE RAILINGS, QUARTZ COUNTER TOPS, MODERN FLAT PAINTED CEILINGS, TWO 65 GALLON H/EFF WATER TANKS, UPGRADED 3-ZONE 2-STAGE VARIABLE SPEED FURNACE, INSTANT HOT WATER, TOP OF THE LINE 4-STAGE SOUND DAMPENING SYSTEM, A/C, TRIPLE PANE WINDOWS, FULLY LANDSCAPED WITH REAR DECK, DOUBLE DETACHED INSULATED GARAGE, POURED IN PLACE EXPOSED AGGREGATE SIDEWALKS AND STEPS, UPGRADED ACRYLIC STUCCO AND LONG BOAD EXTERIOR SIDING WITH 1.5" INSULATING FOAM. Walk to the UNIVERSITY, HOSPITAL, RIVER VALLEY, and steps to LRT. Rough-ins exist for basement suites.

Built in 2015



## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4454906            |
| Price          | \$1,597,600         |
| Bedrooms       | 4                   |
| Bathrooms      | 4.50                |
| Full Baths     | 4                   |
| Half Baths     | 1                   |
| Square Footage | 3,681               |
| Acres          | 0.00                |
| Year Built     | 2015                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 3 Storey            |
| Status         | Active              |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11333 76 Avenue |
| Area        | Edmonton        |
| Subdivision | McKernan        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0K3         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 4                                                                                                                 |
| Has Suite         | Yes                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Flat Site          |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 15           |

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Listing information last updated on September 18th, 2025 at 10:18am MDT