

\$699,900 - 15107 76a Avenue, Edmonton

MLS® #E4448244

\$699,900

4 Bedroom, 2.50 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

Impressive A-Frame Contemporary! Attention to detail is evident throughout this 1,172 sq ft, 4 bed, 2.5 bath home. Upon entering you'll love the open layout, highlighted by the vaulted ceilings & an abundance of oversized windows which bring in loads of natural light. The gorgeous custom Ackard kitchen, feat wood cabinets w/ wood hardware, quartz countertops, SS appliances, LED pot lights, & enough entertaining space to host all the family! Engineered hardwood & 8ft doors throughout the main. The spacious primary bedroom, feat a convenient ensuite. Two more beds & a big 4pc bath rounds out the main. Downstairs feat a large Rec Room w/ separate gym & TV areas, highlighted by a corner FP. The laundry room has ample closet space, a stand-up fridge & access to the 3pc bath w/ standup shower. The south facing backyard is an oasis feat well manicured lawn, crisp pressure treated fencing, mature trees & a private patio, perfect for summer BBQs. Stay cool all summer with AC. Don't miss out!

Built in 1961

Essential Information

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Price \$699,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15107 76a Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3A7

Amenities

Amenities	Air Conditioner
Parking Spaces	2
Parking	Front Drive Access, Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	Zone 22

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