

\$750,000 - 11106 76 Avenue, Edmonton

MLS® #E4461491

\$750,000

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Welcome to McKernan! This beautifully built 3-bedroom, 2-storey half duplex offers over 1,830 sq. ft. of elegant living space steps from the University of Alberta. Thoughtfully designed and energy efficient, the exterior walls are foam-insulated, plus 1" rigid foam exterior insulation for the acrylic stucco R40 value energy efficiency. Featuring 9-foot ceilings, rich oak hardwood, and a cozy gas fireplace on the main floor. The gorgeous kitchen showcases mocha-stained maple cabinetry, granite counters, a large island, stainless steel appliances, and a corner pantry. A main floor den is perfect for a home office or guest room. Upstairs, the spacious primary suite includes a 5-piece ensuite and walk-in closet, with laundry conveniently nearby. Enjoy a maintenance-free composite deck, brick patio, and detached garage with extra parking. With quality finishes and timeless style, this home offers comfort and value in one of Edmonton's most sought-after central neighbourhoods. (Some photos virtually staged)

Built in 2013

Essential Information

MLS® # E4461491

Price \$750,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,830
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11106 76 Avenue
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0J8

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Single Garage Detached, Stall, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 9th, 2025
Days on Market	5
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 9:02pm MDT