



Edmonton 15 McKernan **LP: \$450,000**
10969 76 AV NW **SP:** **ACTIVE** M

List ID #: E4297504 **Type:** Half Duplex
DOM: 25 **Style:** 2 Storey
Rms Abv Gd: 6 **Year Blt:** 2007
Bedrms: **Above:** 3 **Ttl:** 4 **Basement:** Full
Baths: 2 / 1 **Bsmt Dev:** See Remarks
Total Flr (SF): 1,161.11 **Total Flr (M):** 107.87

This is a cyclist's dream location! Situated on a beautiful new bike path, your new home is just a 5 min ride to the University of Alberta, 7 min to the river valley, 12 min to the legislature and just 21 min to Edmonton City Hall! The McKernan/Belgravia LRT station is just 3 blocks away if you don't feel like riding, and you can walk to the U of A Hospital in just 18 minutes! This well planned home has great curb appeal with a lovely front porch. Step into the spacious front entry and you'll see the large living room with laminate flooring. In the back is the open plan kitchen/dining area with a view to the sunny south-facing back yard. There's a large back entry with a half bath as well! Upstairs you'll find 3 spacious bedrooms and a 4-piece bath. The lower level is fully developed with a 4th bedroom, 3-piece bath and family room. This level has in-floor heating for year-round comfort! Move-in condition with fresh paint throughout and new kitchen countertops as well! Immediate possession available!

Directions:

Virtual Tour:

Brochure: <http://www.10969-76ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	IMMEDIATE	Level	Mtr2	SqFt
Full Baths:	0	1	1	1	0	0	Occupancy:	Vacant	Main:	56.33	606.34
Ensuite		0	0	0	0	0			Upper:	51.54	554.78
Addl Rms:	0	Finished Lvl: 3					Garage Dim:		AbGd:		
Fpl:	No	Fpl Fuel:					Elem Schl:	McKernan School	Lowr:	49.48	532.60
Fpl Type:							Jr High Schl:	McKernan School	BIGd:		
Parking:	2 Outdoor Stalls, Rear Drive Access, See Remarks						High Schl:	Strathcona School	Total A.G.	107.87	1,161.11

Living Rm:	3.70x5.18	M	Primary Bdrm:	3.82x3.34	U
Dining Rm:		M	Bedrm 2:	2.86x3.59	U
Kitchen:	3.99x4.26	M	Bedrm 3:	2.85x3.00	U
Family Rm:	2.91x5.57	B	Bedrm 4:	3.16x4.09	B
Den:			Laundry Room	1.79x1.30	B
Bonus Rm					

Flooring: Carpet, Laminate Flooring, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Forced Air-1
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:** See Remarks
Site Infl: Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks **Amen/Features:** Front Porch, No Smoking Home, See Remarks

Goods Incl: Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, See Remarks **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: North **Condo/HOA:** **Condo:** **HOA:**
Prop Class: Single Family
Condo Name:
Prk Encl/TTL: / 4 /

Lot Sq (M):	276.73	Lot Dimen:	
Frontage (M):	7.70	Lot Shape:	Rectangular
Depth (M):	36.00	Zoning:	
Conform:	Real Property /Yr: 2022	Front Expos:	North
Taxes:	\$3,969.92 Tax Yr: 2021	Local Improv:	/Yr: