

Courtesy Of Cheryl A Turpin Of Digger Real Estate Inc.

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

MLS® #E4448516

### **\$757,500**

5 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

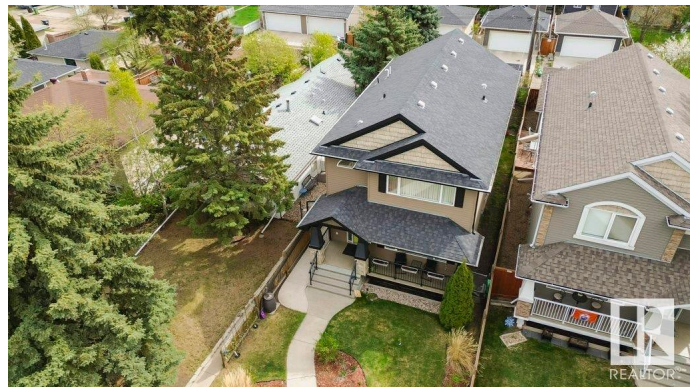
LEGAL SUITE ALERT. Highly sought after River Valley location with income potential in Forest Heights. This tastefully built over 2100 s.f. 2-storey has 3 bedrms up & a 1000 s.f. 2-bedrm income potential basement suite with private side entry. The main floor is striking with 10'™ ceilings, impressive 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. Low maintenance smaller yard recently landscaped w/ many fruit trees & bushes thru-out. O.S. double garage. Exceptional home located minutes to downtown, River Valley trail systems, schools & parks. All appliances & basement furnishings included except table & chairs!

Built in 2007

### **Essential Information**

MLS® # E4448516

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 Suite         | Yes                                                                                                                                                                               |
| 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    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 19         |

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Listing information last updated on August 2nd, 2025 at 3:17am MDT