

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

MLS® #E4431293

### \$757,500

5 Bedroom, 3.50 Bathroom, 2,109 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

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. LEGAL 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 & has received \$1400/month as a rental income helper. 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

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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	April 17th, 2025
Days on Market	77
Zoning	Zone 19

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