



## 10935 76 Avenue Edmonton AB

\$759,800

INVESTOR ALERT! Fantastic investment property in central Mckernan location! This fully finished 3 storey half duplex home boasts a total of 8 bedrooms, 6 full baths including 4 ensuites with a separate entrance to the basement, 3 fridges & TWO sets of washer/dryer. TWO huge primary bedrooms. Very functional floor plan with great use of space. Hardwood on all above grade levels & laminate flooring in basement - NO carpet. Main floor has a bedroom & a 3 pc bath. Gourmet HUGE kitchen boasts espresso cabinets, SS appliances, granite countertops and GAS stove. Upstairs has 3 bedrooms - all with its own ensuite. Fully finished basement has 3 more bedrooms & one 4 pc bath. Separate laundry and a kitchenette. Lots of storage space on the 3rd level & basement. Oversized double detached garage with a SOUTH facing backyard. Convenient location within walking distance to UofA, grocery stores, restaurants, bus stops & Mckernan/Belgravia LRT station. Easy commute to Downtown. Incredible property with tremendous return!

Listing Presented By:



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