

\$499,900 - 9436 76 Street, Edmonton

MLS® #E4438848

\$499,900

3 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Fantastic location in the lovely community of Holyrood. Located on a large 50 ft x 149 ft lot. Great possibilities for future redevelopment. 2 bedroom bungalow home with updated main floor bathroom. Primary bedroom is large with two windows and spacious closet. Newer laminate flooring throughout upstairs bedrooms, living room and dining room. Basement features a non-permitted secondary suite with kitchen, bedroom and separate laundry. Large rec room and 3 piece bathroom complete the basement. Sewer line was replaced in 2023 and a water line to back yard was also added in for future garage suite potential. Backyard is spacious and west facing providing lots of sun. Location is great with close proximity to downtown, University of Alberta and Concordia University.

Built in 1954

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4438848 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,002 |
| Acres | 0.00 |
| Year Built | 1954 |



| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9436 76 Street |
| Area | Edmonton |
| Subdivision | Holyrood |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2K6 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------|
| Elementary | Holyrood |
|------------|----------|

Additional Information

Date Listed May 28th, 2025

Days on Market 20

Zoning Zone 18

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Listing information last updated on June 17th, 2025 at 4:47am MDT