# \$949,800 - 10202 76 Street, Edmonton

MLS® #E4425145

#### \$949,800

10 Bedroom, 4.00 Bathroom, 2,174 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Investor alert! Desirable FOREST HEIGHTS FOUR PLEX situated on prime DOUBLE LOT backing Capilano Ravine. A total of 10 bedrooms, 4 kitchens, 4 bathrooms, 4 living rooms, 2 shared laundry suites and a 4 CAR DETACHED GARAGE. Notoriously low vacancy rates in Forest Heights. 4 well laid out renovated units including all appliances. Heating system has efficient newer COMMERCIAL BOILER (2014), roof (2016) and garage door (2016). Fantastic location with a short walk to Edmonton's River Valley Trails, on a major bus route to Downtown, U of A, close to many schools, local shopping (Capilano and Bonnie Doon Malls) and many more amenities. Long term renters which brings in \$5,640.00 monthly. A turn key investment in a prime FOREST HEIGHTS location!

Built in 1962

#### **Essential Information**

MLS® # E4425145

Price \$949,800

Bedrooms 10

Bathrooms 4.00

Full Baths 4

Square Footage 2,174

Acres 0.00







Year Built 1962

Type Single Family

Sub-Type 4PLEX
Style Bi-Level
Status Active

## **Community Information**

Address 10202 76 Street

Area Edmonton

Subdivision Forest Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6A 3A6

#### **Amenities**

Amenities See Remarks

Parking Spaces 10

Parking Quad or More Detached

### Interior

Appliances Garage Control, Garage Opener, Window Coverings, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 232

## Zoning Zone 19

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