

# \$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 | 29               |

## Zoning

## Zone 19

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Listing information last updated on April 9th, 2025 at 8:02pm MDT