

## \$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	103

Zoning

Zone 19

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