

## \$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 | 40               |

## Zoning

## Zone 19

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Listing information last updated on April 20th, 2025 at 1:32am MDT