

## \$530,000 - 9715 76 Street, Edmonton

MLS® #E4435914

**\$530,000**

3 Bedroom, 2.00 Bathroom, 1,186 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Charming Holyrood Bungalow! This beautifully maintained 1,186 sq ft bungalow offers character and modern updates, including a separate entrance with second kitchen, original coved ceilings, and a spacious layout. The bright main floor features a large west-facing living room, generous dining area, and a roomy kitchen with ample storage, window to the backyard, and breakfast nook. There are also three bedrooms and a full bathroom. The basement provides versatility with a large family room with gas fireplace, a fourth bedroom, second kitchen, and denâ€”perfect for extended family or suite potential. Outside, enjoy a private, landscaped yard with fruit tree and garden beds, a heated single garage, a carport for storage, and RV parking. Located within walking distance of Holyrood French Immersion School, close to transit, and just minutes from downtown and the river valleyâ€”this is a must-see!

Built in 1955

### Essential Information

MLS® #	E4435914
Price	\$530,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,186
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9715 76 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2L1

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Heated, RV Parking, Single Carport, Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 12th, 2025

Days on Market                22

Zoning                            Zone 18

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