

# \$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	3

## Zoning

## Zone 19

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Listing information last updated on March 14th, 2025 at 1:10pm MDT