

Courtesy Of Mirella A Esposito and Joe D Esposito Of Century 21 Masters

## \$938,800 - 9252 76 Street, Edmonton

MLS® #E4424773

**\$938,800**

4 Bedroom, 3.50 Bathroom, 1,861 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

MOVE RIGHT IN! This SUPERIOR BUILD has it all- 4 Beds, 4 Baths, Home Office, 2 Kitchens, 2 Laundry Rooms and upgrades include warm hardwood floors, large windows, glass panels to create privacy in the home office, handcrafted plaster features, central A/C, XL Garage w 8' door, EV charging, yard is fully Fenced, Landscaped and is located on a gorgeous tree-lined street on a rare 150' extra-deep lot. The Bright Chef's Kitchen has upgraded Appliances, Quartz Counters, includes a HUGE Island with Wine Fridge and with a simple push on the Shiplap Wall, you'll discover the Custom Hidden Entrances to the Walk In Pantry and a large Mud Room. Your Primary Oasis is stunning with large Walk In Closet, Designer Ensuite incl. HIS/HER vanity, deep Soaker Tub and a Custom double head Glass Shower. Upstairs also has 2 additional Bdrms, a Full Laundry Rm with Sink and a Study Nook. Your Private and Bright LEGAL SUITE includes a paved entrance, 9' ceilings, full Kitchen/Living Rm, Bdrm, 4pc bath and Separate Laundry!

Built in 2023

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424773  |
| Price  | \$938,800 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,861                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9252 76 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2K5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, Hot Water Tankless, No Animal Home, No Smoking Home, Storage-In-Suite, Wall Unit-Built-In, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Insulated, Over Sized, See Remarks, EV Charging Station  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |

Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Hardie Board Siding, Vinyl  
Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Ski Hill Nearby  
Roof Asphalt Shingles  
Construction Wood, Hardie Board Siding, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed March 8th, 2025  
Days on Market 34  
Zoning Zone 18

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