

## \$399,900 - 9852 76 Street, Edmonton

MLS® #E4437322

**\$399,900**

4 Bedroom, 1.50 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

**\*\*INVESTORS ALERT\*\*** Stylishly Renovated Bungalow in Forest Heights, This beautifully updated 1,151 sq ft bungalow with a fully finished basement offers modern charm and thoughtful upgrades. The main floor features light-toned laminate flooring, a bright and spacious living room, and a dining area with built-in cabinetry perfect for gatherings. The contemporary kitchen includes ample cabinetry, stainless steel appliances, a glass subway tile backsplash, and a striking brick feature wall. Three generous bedrooms with plenty of closet space complete the main level. Downstairs, enjoy a large rec room, a spacious bedroom, and a half-bath. Ideally located minutes from downtown, ravines, and schools.

Built in 1957

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437322  |
| Price          | \$399,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,175     |
| Acres          | 0.00      |
| Year Built     | 1957      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9852 76 Street            |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3A2                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Detached                     |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                       |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 4              |
| Zoning         | Zone 19        |

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