

## \$599,900 - 9856 76 Street, Edmonton

MLS® #E4431405

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,203 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Beautiful home with LEGAL 2-bedroom basement suite in FOREST HEIGHTS just minutes from downtown! Fully renovated and upgraded over the last several years it is ready for stylish and comfortable living! This raised bungalow has large windows on both main and lower levels allowing for lots of natural light. Main floor offers over 1200 sq. ft. of living space in a huge living room, a nice kitchen with stainless steel appliances, 3 spacious bedrooms, and a full bathroom. The LEGAL basement suite has large windows everywhere, huge living room, kitchen with a full set of appliances, dining area, 2 spacious bedrooms, full bath and laundry room. Spacious backyard is fully fenced and landscaped with a flagstone patio, pergola and 6 fruit trees. Recent upgrades include newer roof shingles, blown-in insulation in the attic, weeping tile and sump pump, 2 furnaces, newer hot water tank, one newer laundry set, 2 new basement windows, vinyl plank floor in the basement and front entrance door. Truly amazing find!

Built in 1957

### Essential Information

MLS® # E4431405

Price \$599,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9856 76 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3A2

### Amenities

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio
Parking	Single Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	16
Zoning	Zone 19

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