

## \$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	3
Zoning	Zone 19

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