

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

MLS® #E4431405

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,203 sqft  
Single Family on 0.00 Acres

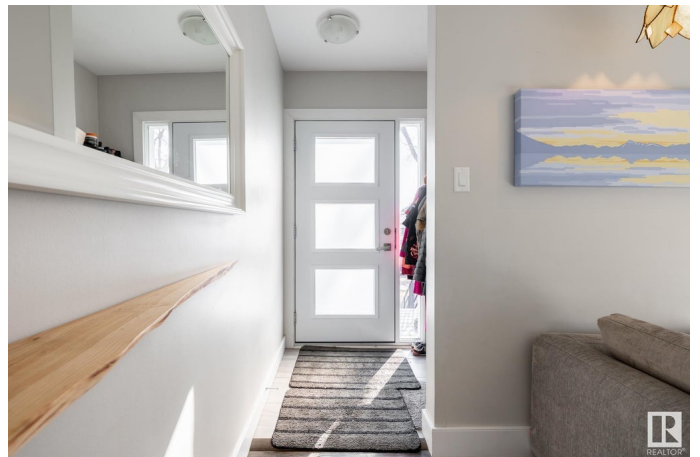
Forest Heights (Edmonton), Edmonton, AB

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 | 14               |
| Zoning         | Zone 19          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 6:47am MDT