

## **\$619,900 - 9631 76 Street, Edmonton**

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MLS® #E4427734

**\$619,900**

4 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Welcome to centrally-located and highly sought-after HOLYROOD. To say that this home is turn-key is an understatement. Meticulous is the only word to describe the thoughtful updates and improvements made to this home. Enjoy a bright and open kitchen with plenty of storage, S/S appliances and quartz countertops that are perfect for the chef of the family. Two luxuriously renovated bathrooms with heated floors are ideal for cold Edmonton winters. Upgraded attic insulation and new windows through the whole house keep out the cold winter air, and with new central A/C you'll stay cool in the summer. Newly purchased furnace, hot water tank, shingles and new vinyl fence keep money in your pocket. Not only have all of the high-priced items been replaced but this home also has solar panels which offset the soaring prices of your electrical bill on an annual basis. A house like this in a neighbourhood like HOLYROOD will not last long.



Built in 1955

### **Essential Information**

MLS® #	E4427734
Price	\$619,900
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9631 76 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2L1

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Solar Equipment
Parking	Double Garage Detached, Front Drive Access

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 8

Zoning Zone 18

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