

Courtesy Of Mirella A Esposito and Joe D Esposito Of Century 21 Masters

## \$938,800 - 9252 76 Street, Edmonton

MLS® #E4424773

**\$938,800**

4 Bedroom, 3.50 Bathroom, 1,861 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

MOVE RIGHT IN! This SUPERIOR BUILD has it all- 4 Beds, 4 Baths, Home Office, 2 Kitchens, 2 Laundry Rooms and upgrades include warm hardwood floors, large windows, glass panels to create privacy in the home office, handcrafted plaster features, central A/C, XL Garage w 8' door, EV charging, yard is fully Fenced, Landscaped and is located on a gorgeous tree-lined street on a rare 150' extra-deep lot. The Bright Chef's Kitchen has upgraded Appliances, Quartz Counters, includes a HUGE Island with Wine Fridge and with a simple push on the Shiplap Wall, you'll discover the Custom Hidden Entrances to the Walk In Pantry and a large Mud Room. Your Primary Oasis is stunning with large Walk In Closet, Designer Ensuite incl. HIS/HER vanity, deep Soaker Tub and a Custom double head Glass Shower. Upstairs also has 2 additional Bdrms, a Full Laundry Rm with Sink and a Study Nook. Your Private and Bright LEGAL SUITE includes a paved entrance, 9' ceilings, full Kitchen/Living Rm, Bdrm, 4pc bath and Separate Laundry!

Built in 2023

### Essential Information

MLS® # E4424773

Price \$938,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,861                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9252 76 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2K5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, Hot Water Tankless, No Animal Home, No Smoking Home, Storage-In-Suite, Wall Unit-Built-In, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Insulated, Over Sized, See Remarks, EV Charging Station  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Hardie Board Siding   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl, Hardie Board Siding   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 18         |

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Listing information last updated on April 22nd, 2025 at 1:32am MDT