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

MLS® #E4424773

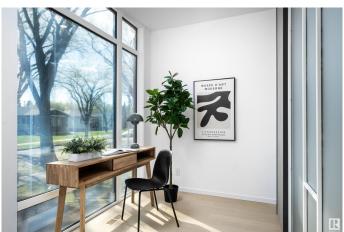
## \$938,800

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, Hardie Board Siding, Vinyl

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, Hardie Board Siding, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 8th, 2025

Days on Market 33

Zoning Zone 18

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 April 9th, 2025 at 9:47pm MDT