

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, 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 31  
Zoning Zone 18

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Listing information last updated on April 7th, 2025 at 11:17pm MDT