

## \$449,000 - 1408 76 Street, Edmonton

MLS® #E4455045

**\$449,000**

5 Bedroom, 2.50 Bathroom, 1,148 sqft

Single Family on 0.00 Acres

Menisa, Edmonton, AB

Welcome to the community of Menisa! This 1,148 sq. ft. bungalow (2,197 sq. ft. total living space) sits on a desirable corner lot and offers a bright and inviting layout with large front windows flooding the living room with natural light. The dining area connects to a functional kitchen with plenty of storage. Down the hall are 3 bedrooms including the primary with 2-pc ensuite, plus a 3-pc bath with sliding glass door shower. The finished basement with separate entrance provides versatility and potential, offering a spacious family room, rec room, 2 additional bedrooms, an office with feature wall, and a 4-pc bath. Outdoors, enjoy a fully fenced yard with concrete patio, perfect for gatherings. A double detached garage adds extra convenience. With its flexible design and prime location near schools, parks, public transportation, and the new Mill Woods LRT, this home is a great opportunity for first-time buyers or investors.

Built in 1976

### Essential Information

MLS® #	E4455045
Price	\$449,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1408 76 Street
Area	Edmonton
Subdivision	Menisa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2R9

### Amenities

Amenities	Air Conditioner, Gazebo
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025

Days on Market                1

Zoning                              Zone 29

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