

## \$425,000 - 10519 76 Avenue, Edmonton

MLS® #E4427342

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

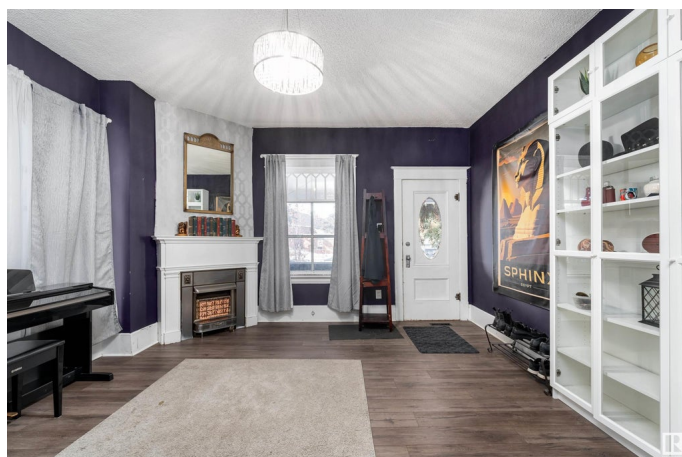
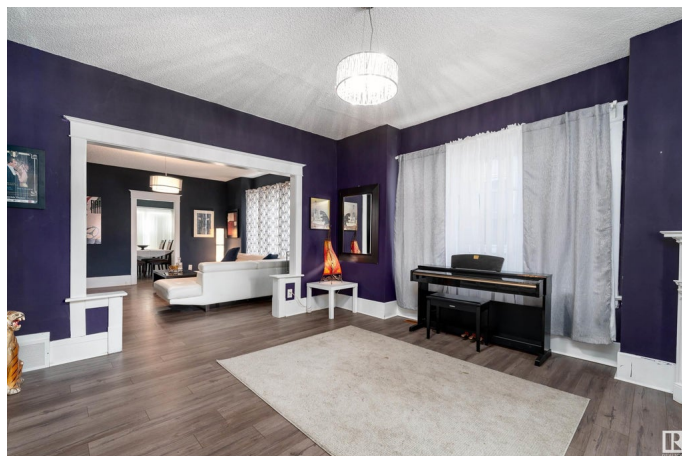
Queen Alexandra, Edmonton, AB

Welcome to this charming 2-storey home in the desirable Queen Alexandra neighborhood. Offering 1,708 sq ft of living space, this residence is ideal for families seeking comfort. The main floor features a huge living area with a bright living room, dining room, and family room, perfect for entertaining. You'll also find a bedroom and 4-pc bathroom, as well as a well-appointed kitchen with ample storage and a laundry room for added convenience. Upstairs, you'll discover 2 spacious bedrooms, a versatile bonus room, and a 4-pc bath, offering plenty of space for growing families. Step outside to the fenced backyard, ideal for outdoor activities, or enjoy your morning coffee on the front porch. A detached double garage provides ample space for parking and storage. Located just minutes from Whyte Ave, Calgary Tr, public transit, schools, and grocery stores, you'll enjoy easy access to everything you need while living in a peaceful neighborhood. Don't miss out on this fantastic opportunity!

Built in 1924

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427342  |
| Price     | \$425,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,709                  |
| Acres          | 0.00                   |
| Year Built     | 1924                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10519 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1L2         |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., Front Porch |
| Parking   | Double Garage Detached     |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Garneau Elementary School |
| Middle     | Allendale School          |
| High       | Strathcona High School    |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 25th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 26 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 15 |
|--------|---------|

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Listing information last updated on April 20th, 2025 at 8:47am MDT