# \$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!

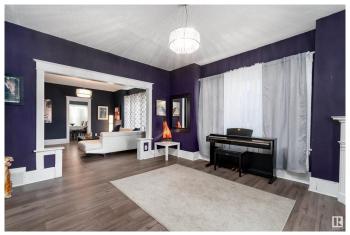
Built in 1924

# **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 18

Zoning Zone 15

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