

Courtesy Of Nicolas Troncoso Of Sweetly

## \$450,000 - 10519 76 Avenue, Edmonton

MLS® #E4422823

**\$450,000**

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® #	E4422823
Price	\$450,000
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 February 25th, 2025

Days on Market 17

Zoning Zone 15

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Listing information last updated on March 14th, 2025 at 9:47am MDT