

## \$919,900 - 10717 76 Avenue, Edmonton

MLS® #E4436533

**\$919,900**

5 Bedroom, 5.00 Bathroom, 2,137 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Amazing find!! Investors and Home owners who want a great ROI!! Potentially 8 bed beautiful home. Top floor has 3 beds with 3 ensuites and laundry room. Main floor has potentially 2 more beds, 2- 2pc baths, kitchen, dining room and livingroom. Basement contains a legal suite with own entrance, 3 beds, a bath, kitchen, laundry and living area. 2 decks off the upper floor and 2 decks off the main floor. The backyard comes with a 2 car garage with additional parking on the pad. All this and located in the desirable location close to UofA, UofA hospital, Whyte Ave, amazing schools and transportation!! Don't delay!

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436533               |
| Price          | \$919,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,137                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10717 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1L8         |

## Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke, Front Porch      |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Suite         | Yes                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                   |
| Exterior Features | Back Lane, Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Stucco, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 127            |
| Zoning         | Zone 15        |

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