

\$399,900 - 10456 76 Avenue, Edmonton

MLS® #E4423429

\$399,900

4 Bedroom, 2.00 Bathroom, 838 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Attention Investors and Developers! RM h16 Zoned 32' X 132' lot (previous RA7 zoning) in Queen Alexandra. Solid 2+2 bedrooms, 2 full baths bungalow home. Main floor has a large living room, kitchen, two bedrooms, a full bath and laundry. Separate entrance to basement with a second kitchen, a family room, two bedrooms and a 3 pc full bath. Great access to Whyte AVE, U of A and Calgary Trail. Great holding property for future development.

Built in 1960

Essential Information

MLS® #	E4423429
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	838
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address 10456 76 Avenue



Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1L1

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas
Parking	No Garage, Stall

Interior

Appliances	Dryer, Refrigerator, Washer, Stoves-Two, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Slab

School Information

Elementary	Garneau School
Middle	Allendale School
High	Strathcona School

Additional Information

Date Listed	February 28th, 2025
Days on Market	14
Zoning	Zone 15

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Listing information last updated on March 14th, 2025 at 6:17am MDT