

## \$399,900 - 10633 76 Avenue, Edmonton

MLS® #E4440763

**\$399,900**

2 Bedroom, 1.00 Bathroom, 657 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Charming and full of potential, this 2-bedroom, 1-bath bungalow in desirable Queen Alexandra is perfect for first-time buyers, students, or investors. Set on a 33' x 131' corner lot, the property features a newer rear double car garage, a finished basement, and several recent updates, including fresh paint, luxury vinyl plank flooring, an updated kitchen, and shingles (2017). Whether you're looking to move in, rent out, or buy and hold, this home offers great flexibility. Located along one of the city's designated secondary corridors, it also provides excellent redevelopment potential in the future. Just minutes to the University of Alberta, with easy access to transit, schools, Whyte Ave, shopping, and more. A fantastic opportunity in a prime central location!with so much future upside!

Built in 1946

### Essential Information

MLS® #	E4440763
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	1946



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10633 76 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1L6

### Amenities

Amenities	Fire Pit, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	59
Zoning	Zone 15

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