

# \$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	12
Zoning	Zone 15

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Listing information last updated on March 12th, 2025 at 2:47pm MDT