

## \$629,900 - 10702 79 Avenue, Edmonton

MLS® #E4425740

### \$629,900

3 Bedroom, 2.00 Bathroom, 958 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Investment opportunity! BIG CORNER RA7 LOT 44' X 132' 539 m2 in a desirable neighborhood of Queen Alexandra. One of the hottest infill areas in the city. Buy for rebuild/infill property or as rental investment. This cozy bungalow has a good floor plan with two bedrooms, large living room and 4 pc bathroom on the main floor. Basement with a separate side entrance has second kitchen with family room, additional two rooms and 3 pc bathroom. Located on a quiet tree lined street with plenty of infills already started. This property has a phenomenal central location: close to U of A, Downtown, transit, parks and River Valley, and all amenities. The perfect starter home or an excellent investment property!

Built in 1947

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425740  |
| Price          | \$629,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 958       |
| Acres          | 0.00      |
| Year Built     | 1947      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10702 79 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1S3         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                              |
|--------------|--------------------------------------------------------------|
| Appliances   | Dryer, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                    |
| Stories      | 2                                                            |
| Has Basement | Yes                                                          |
| Basement     | Full, Finished                                               |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 157              |
| Zoning         | Zone 15          |

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