

\$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 | 40 |
| Zoning | Zone 15 |

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