

# \$450,000 - 10709 74 Avenue, Edmonton

MLS® #E4425437

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,213 sqft  
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Queen Alexandra â€œ Located on a quiet street, this bungalow has 1213sqft of main floor finished living space â€œ 2 bedrooms plus office/den, 2 â€œ 4-piece bathrooms, spacious kitchen, dining room, living room, mudroom, oversized double detached garage â€œ all located on a 33 x 132 â€œ 4359sqft lot â€œ the basement (lower ceiling) is unfinished â€œ excellent storage space. This home has seen many upgrades throughout the years â€œ shingles, windows, upgraded kitchen & bathrooms while maintaining the historical charm of the 1920â€™s wood detailing throughout the living room & dining room. Walking distance to the UofA, Whyte Ave, shopping, cafes, restaurants â€œ close to all amenities & more!

Built in 1920

## Essential Information

MLS® #	E4425437
Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,213
Acres	0.00
Year Built	1920



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

### **Community Information**

Address	10709 74 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1J7

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau School
Middle	Allendale School
High	Strathcona School

## Additional Information

Date Listed March 13th, 2025

Days on Market 2

Zoning Zone 15

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