

# \$699,000 - 10711 76 Avenue, Edmonton

MLS® #E4442374

**\$699,000**

3 Bedroom, 3.00 Bathroom, 650 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome home to this charming, character-filled bungalow located in Edmonton's Queen Alexandra neighbourhood, just south of the University of Alberta. Built in the 1940s it now features THREE DISTINCT AIR BNB SUITES with around 2000 square feet of living space. Close to bus stops, bike lanes, and a 15-minute walk from LRT, it delivers excellent accessibility to the university, Whyte Avenue, and downtown. The property retains its original charm—separate entrances, cozy living spaces, and fenced yard—making it ideal for short-term/ medium term rentals while preserving its neighbourhood feel. The most exciting feature of this home is it's BRAND NEW GARAGE WITH SUITE. This 33 by 131 lot gives the option to build a brand new home as well. All furniture can be included in the sale so you can have the suites rented out immediately.

Built in 1946

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442374  |
| Price      | \$699,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 650                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10711 76 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1L8         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

Days on Market 31

Zoning Zone 15

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