# \$659,000 - 10454 78 Avenue, Edmonton

MLS® #E4425802

### \$659,000

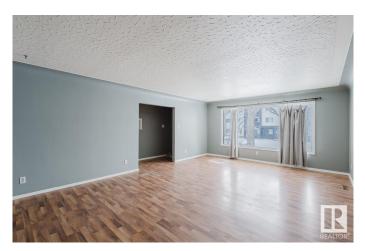
7 Bedroom, 2.00 Bathroom, 1,369 sqft Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Attention investors, builders and developers! SOLID 3+3 bedrooms, 2 full baths raised bungalow home on a lovely 49.2'X131.8' RM h16 (RA7) lot! Main floor has laminate flooring, a large living room, a good sized kitchen, 3 large bedrooms and a 4pc main bath. Bright basement has a second kitchen, 3 more bedrooms and a 3 pc bath. Two furnaces and Two electric meters. Oversized double detached garage in a decent condition. Centrally located steps from Old Strathcona, Whyte Avenue, Calgary trail, public transportation, restaurants and shopping. Great holding property for future development.







Built in 1957

## **Essential Information**

MLS® #	E4425802
Price	\$659,000
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.00
Year Built	1957
Туре	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow

Status	Active
--------	--------

## **Community Information**

Address	10454 78 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1P2

# Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

#### Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## **Additional Information**

Date Listed	March 14th, 2025
Days on Market	34
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 3:32pm MDT