

## **\$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	108
Zoning	Zone 15

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