

## \$430,000 - 10719 74 Avenue, Edmonton

MLS® #E4445415

**\$430,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Location! Location! Location! Quiet street, amazing holding property until you want to redevelop, back facing playground! Walking distance to Whyte Ave and UofA! A beautiful bungalow with a historical touch. This home has seen upgrades throughout the years, shingles, windows, an upgraded kitchen, and lots more, while maintaining its historical charm of the early 1900s! It is close to all of the amenities. Lastly, the lot values in this location continue to rise. Grab this lot and move into a ready home while you still can! Immediate possession available. UNIQUE STUDY W/FIREPLACE, CEDAR & OAK EXT DOORS. FIRST TIME HOME BUYER OR INVESTMENT ALERT!

Built in 1918

### Essential Information

MLS® #	E4445415
Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	1918
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10719 74 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1G7

### Amenities

Amenities	Deck, Fire Pit
Parking	Front Drive Access, Rear Drive Access, Single Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Combination
Fireplace	Yes
Fireplaces	Masonry
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	Zone 15

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