

## \$625,000 - 10711 76 Avenue, Edmonton

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MLS® #E4460525

**\$625,000**

4 Bedroom, 3.00 Bathroom, 650 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Garage suite + established rental income in Queen Alexandra. This property features a newer detached garage suite, a modern addition that offers immediate rental opportunities or flexible living space. Combined with the existing 1940s bungalow that's already set up as two additional separate Airbnb units, you're looking at multiple income streams on one well-located lot. Situated just south of the University of Alberta, you're steps from transit, bike routes, and a quick walk to the LRT. Whyte Avenue, campus, and downtown are all easily accessible, making this a high-demand area for renters and short-term guests year-round. The main house retains its vintage appeal with private entrances and distinct living spaces, while the backyard is fully fenced and offers solid curb appeal. The 33' x 131' lot also leaves room to explore future redevelopment if you're thinking long-term. Furniture can be included, so you can hit the ground running. Prime location with existing cashflow. Don't miss out!

Built in 2024

### Essential Information

MLS® # E4460525

Price \$625,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 650                    |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| 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, Refrigerator, Stove-Electric, 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 October 2nd, 2025

Days on Market 12

Zoning Zone 15



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Listing information last updated on October 14th, 2025 at 7:17pm MDT