

## **\$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 6

Zoning Zone 15



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