

# \$565,000 - 7807 108 St Nw, Edmonton

MLS® #E4456504

**\$565,000**

6 Bedroom, 2.00 Bathroom, 1,205 sqft  
Single Family

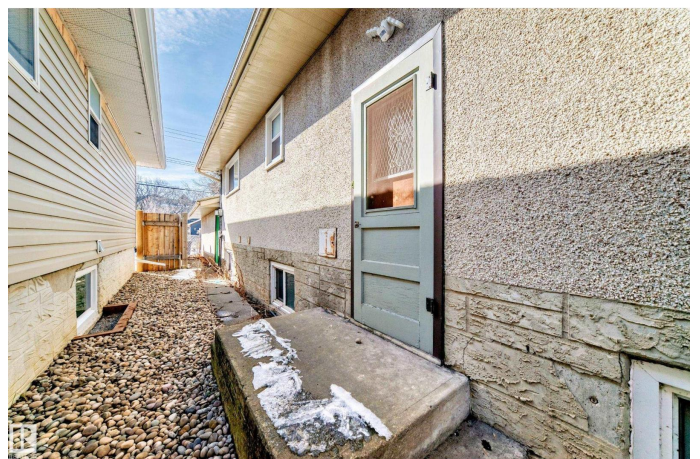
Queen Alexandra, Edmonton, Alberta

6 BEDROOMS!! Seize a rare investment opportunity in Queen Alexandra on a medium density RM H16 ZONED CORNER LOT, perfect for a rebuild, infill development, or rental property. BRANDNEW ROOF!! This charming bungalow features a functional layout with three bedrooms, a bright living room, and a 4-piece bathroom on the main floor, complemented by a fully finished basement with a separate entrance, 2ND KITCHEN, 2 FURNACES, cozy family room, three additional bedrooms, and a 3-piece bathroom—ideal for housing extended family. The property includes a DOUBLE GARAGE, adding significant value and convenience. Nestled on a serene, tree-lined street surrounded by modern infills, it offers unmatched proximity to the University of Alberta, Whyte Avenue, downtown, transit, lush parks, and the scenic River Valley, making it an exceptional choice for crafting your dream home, developing a multi-unit project, or securing a solid investment in a vibrant, thriving community. (id:6289)

Built in 1960

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4456504  |
| Price     | \$565,000 |
| Bedrooms  | 6         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Square Footage | 1,205         |
| Year Built     | 1960          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7807 108 St Nw  |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| Province    | Alberta         |
| Postal Code | T6E4M1          |

### Amenities

|              |                 |
|--------------|-----------------|
| Features     | Corner Site     |
| Parking      | Detached Garage |
| # of Garages | 1               |

### Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Hood Fan, Dryer, Refrigerator, Two stoves, Two Washers |
| Heating      | Forced air                                             |
| # of Stories | 1                                                      |
| Has Basement | Yes                                                    |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Arteam Realty |
|----------------|----------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 5:16pm MDT