

\$625,000 - 10711 76 Av Nw, Edmonton

MLS® #E4460525

\$625,000

4 Bedroom, 3.00 Bathroom, 650 sqft
Single Family on 0.10 Acres

Queen Alexandra, Edmonton, Alberta

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! (id:6289)

Built in 2024

Essential Information

Listings #	E4460525
Price	\$625,000
Bedrooms	4
Bathrooms	3.00



Square Footage	650
Acres	0.10
Year Built	2024
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10711 76 Av Nw
Subdivision	Queen Alexandra
City	Edmonton
Province	Alberta
Postal Code	T6E1L8

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	See remarks, Lane
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Refrigerator, Stove, See remarks, Dryer, Two stoves, Two Washers
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	MaxWell Devonshire Realty
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