

# \$699,000 - 10711 76 Avenue, Edmonton

MLS® #E4442374

**\$699,000**

3 Bedroom, 3.00 Bathroom, 650 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome home to this charming, character-filled bungalow located in Edmonton's Queen Alexandra neighbourhood, just south of the University of Alberta. Built in the 1940s it now features **THREE DISTINCT AIR BNB SUITES** with around 2000 square feet of living space. Close to bus stops, bike lanes, and a 15-minute walk from LRT, it delivers excellent accessibility to the university, Whyte Avenue, and downtown. The property retains its original charm—separate entrances, cozy living spaces, and fenced yard—making it ideal for short-term/ medium term rentals while preserving its neighbourhood feel. The most exciting feature of this home is it's **BRAND NEW GARAGE WITH SUITE**. This 33 by 131 lot gives the option to build a brand new home as well. All furniture can be included in the sale so you can have the suites rented out immediately.

Built in 1946

## Essential Information

MLS® #	E4442374
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	650
Acres	0.00
Year Built	1946
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, Dryer, Refrigerator, Stove-Electric, Washer, 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	June 13th, 2025
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Days on Market 30

Zoning Zone 15

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