

## \$975,000 - 7306 106 Street, Edmonton

MLS® #E4440569

**\$975,000**

8 Bedroom, 8.00 Bathroom, 2,557 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Luxurious 8-bed, 8-bath home with a light-filled den, offering nearly 3,800 sq ft of finished living space. This property includes a fully legal 4-bed basement suite with high ceilings, radiant floor heating, full kitchen, in-suite laundry, two en-suites, and a third shared bath—ideal for investors, large families, or multigenerational living. Minutes from the U of A, Whyte Avenue, and walking distance to top K-12 schools! The main floor boasts an expansive open-concept living and dining area, a modern gas fireplace, and a chef's kitchen featuring a Wolf, Electrolux, and Bosch appliances. A main floor flex room could be a bedroom or a den; a full bath adds versatility. Upstairs, four large bedrooms each have their own en-suite, with the primary suite offering a spa-like bath, walk-in shower, and walk-in closet. A second-floor laundry room provides added convenience. Recent upgrades include a new sink, touchless faucets, smart door locks, Culligan water system, Gemstone hidden lights, and garage storage.

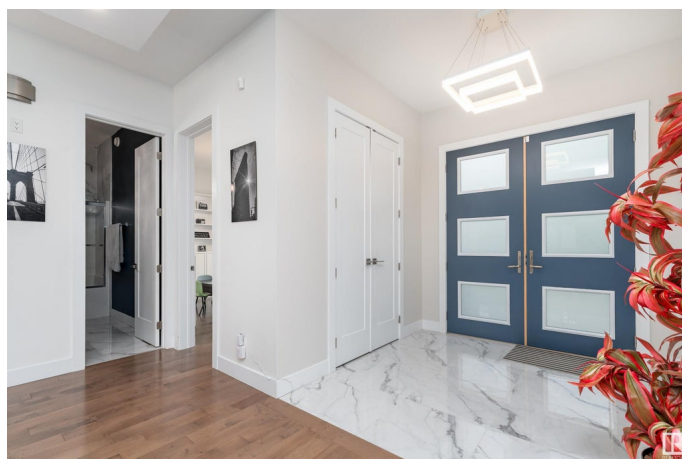
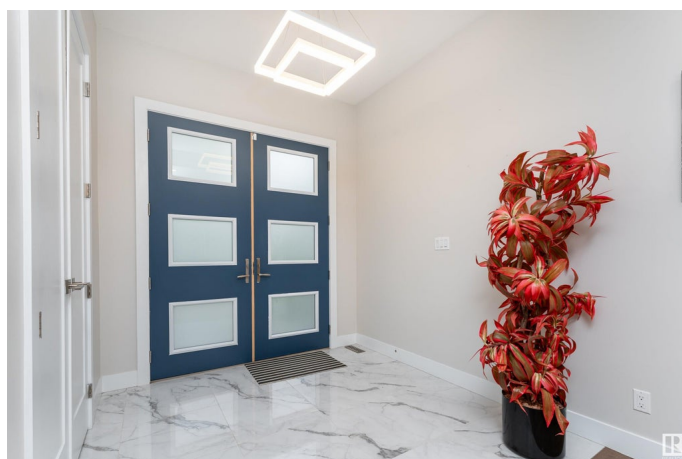
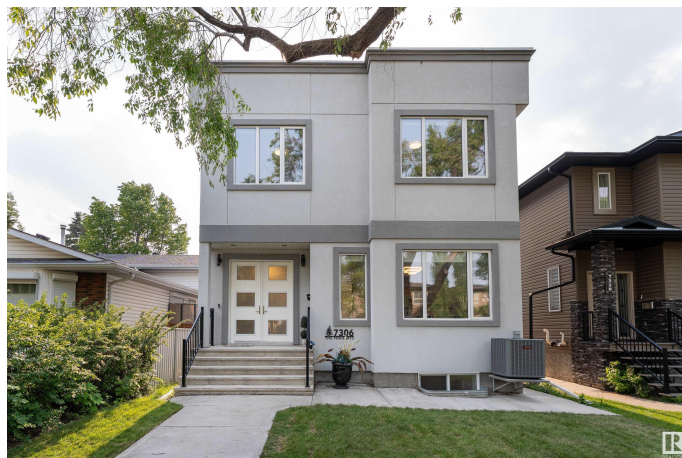
Built in 2017

### Essential Information

MLS® # E4440569

Price \$975,000

Bedrooms 8



Bathrooms	8.00
Full Baths	8
Square Footage	2,557
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7306 106 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4V8

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Garneau School
Middle	Allendale School
High	Strathcona School

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:47am MDT