

## \$430,000 - 10719 74 Avenue, Edmonton

MLS® #E4445415

**\$430,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Location! Location! Location! Quiet street, amazing holding property until you want to redevelop, back facing playground! Walking distance to Whyte Ave and UofA! A beautiful bungalow with a historical touch. This home has seen upgrades throughout the years, shingles, windows, an upgraded kitchen, and lots more, while maintaining its historical charm of the early 1900s! It is close to all of the amenities. Lastly, the lot values in this location continue to rise. Grab this lot and move into a ready home while you still can! Immediate possession available. UNIQUE STUDY W/FIREPLACE, CEDAR & OAK EXT DOORS. FIRST TIME HOME BUYER OR INVESTMENT ALERT!

Built in 1918

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445415      |
| Price          | \$430,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,071         |
| Acres          | 0.00          |
| Year Built     | 1918          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10719 74 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1G7         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, Fire Pit                                                |
| Parking   | Front Drive Access, Rear Drive Access, Single Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Combination                                |
| Fireplace    | Yes                                                   |
| Fireplaces   | Masonry                                               |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 47             |
| Zoning         | Zone 15        |

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Listing information last updated on August 18th, 2025 at 4:32am MDT