

Courtesy Of Max Segal Of Real Broker

## **\$379,900 - 10711 72 Avenue, Edmonton**

MLS® #E4456223

**\$379,900**

3 Bedroom, 2.00 Bathroom, 899 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Charming Queen Alexandra Bungalow with separate entrance and in law suite! Welcome to this well-kept 900 sq. ft. bungalow in the desirable community of Queen Alexandra features an oversized single car garage and a west facing back yard. Offering updated windows and roof, 3 bedrooms and 2 full bathrooms, this home is ideal for families, first-time buyers, or investors. The main floor features a bright living area, functional kitchen, dining space, 2 bedrooms, laundry, and a full bathroom. A separate side entrance leads to the fully finished basement, complete with a second kitchen, dining and living areas, a 3rd bedroom, 2nd laundry, and another full bathroom. Situated on a mature lot just minutes from the University of Alberta, Whyte Avenue, schools, shopping, and downtown. this property combines comfort, flexibility, and excellent location.

Built in 1950

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4456223  |
| Price          | \$379,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 899       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10711 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1A2         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Over Sized, Single Garage Detached |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Suite    | Yes                       |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 18                  |
| Zoning         | Zone 15             |

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