

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

MLS® #E4443571

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

House for sale near Whyte Avenue. Two bedrooms, one bathroom on main and one bathroom in the basement. Open floor concept, character home with original hardwood and high efficiency, wood burning fireplace. Excellent location, backing on to playground and the spray park. 20 minute walk to the U of A hospital.

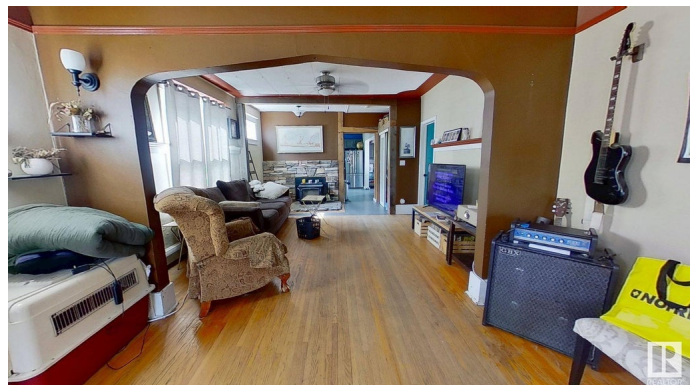
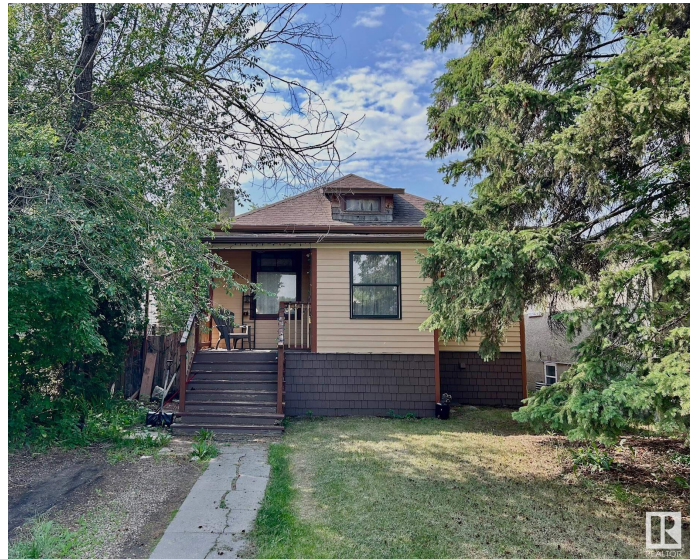
Built in 1918

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443571               |
| Price          | \$430,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,100                  |
| 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, Stall, See Remarks |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Combination  |
| Fireplace    | Yes   |
| Fireplaces   | Woodstove   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Paved Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 1               |
| 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 21st, 2025 at 1:48pm MDT