

## \$449,000 - 10520 74 Avenue, Edmonton

MLS® #E4460821

**\$449,000**

2 Bedroom, 1.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Opportunity in prime location of Queen Alexandra, whether you are looking for a place to call home, an investment property or a development opportunity. This character bungalow is full of charm with two bedrooms, a full bath, kitchen and living area. The partly finished basement allows for extra space. Many Updates completed over the years and sits on a 48' X 132' Lot. The two neighboring properties are for sale as well, which presents as a unique opportunity to own three lots in a row combining for a 128' in frontage. Properties can be sold individually or together. Ideal spot close to Whyte Avenue, U of A, Shopping and Calgary Trail.

Built in 1930

### Essential Information

MLS® #	E4460821
Price	\$449,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,084
Acres	0.00
Year Built	1930
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	10520 74 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1G2

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Portable, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	Zone 15

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Listing information last updated on October 4th, 2025 at 7:02am MDT