

\$778,888 - 10708 76 Avenue, Edmonton

MLS® #E4446190

\$778,888

4 Bedroom, 2.50 Bathroom, 2,297 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the heart of Queen Alexandra, only minutes from the University of Alberta, Whyte Avenue, and Downtown. Offering 2300 sq ft above grade, this spacious property features a bright open concept main floor with 9'™ ceilings, hardwood and tile flooring, and a cozy gas fireplace. The chef's kitchen boasts solid maple cabinetry, granite counters, stainless steel appliances, and a large island perfect for gatherings. Upstairs you'll find 4 bedrooms including a generous primary suite with a spa-like ensuite and walk-in closet. The basement with 9'™ ceilings and side entry is ready for future development. Enjoy a fully fenced yard, landscaped with mature trees, and a double detached garage with alley access. Located steps to parks, schools, and transit—this home blends comfort and convenience in one of Edmonton's most desirable central communities.

Built in 2006

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4446190 |
| Price | \$778,888 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,297 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10708 76 Avenue |
| Area | Edmonton |
| Subdivision | Queen Alexandra |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1L7 |

Amenities

| | |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 6th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 15 |

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