

## \$659,000 - 10454 78 Avenue, Edmonton

MLS® #E4425802

**\$659,000**

7 Bedroom, 2.00 Bathroom, 1,369 sqft  
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Attention investors, builders and developers!  
SOLID 3+3 bedrooms, 2 full baths raised bungalow home on a lovely 49.2'X131.8' RM h16 (RA7) lot! Main floor has laminate flooring, a large living room, a good sized kitchen, 3 large bedrooms and a 4pc main bath. Bright basement has a second kitchen, 3 more bedrooms and a 3 pc bath. Two furnaces and Two electric meters. Oversized double detached garage in a decent condition. Centrally located steps from Old Strathcona, Whyte Avenue, Calgary trail, public transportation, restaurants and shopping. Great holding property for future development.

Built in 1957

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4425802               |
| Price          | \$659,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,369                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10454 78 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1P2         |

## Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                    |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished                               |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 15          |

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Listing information last updated on May 2nd, 2025 at 7:02am MDT