

## \$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	14
Zoning	Zone 15

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