

# \$440,000 - 10752 75 Avenue, Edmonton

MLS® #E4461608

**\$440,000**

5 Bedroom, 2.00 Bathroom, 911 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Perfectly situated near the University of Alberta, this raised bungalow combines convenience and income potential. The main level offers three generous bedrooms and a full bathroom, complemented by living room and kitchen with updated vinyl windows that enhance efficiency. The legal basement suite includes 2 bedrooms and a full bath, providing a second rental income opportunity. Updates include a high-efficiency furnace, newer hot water tank, and a replaced sewer line for peace of mind. Situated on an RS-zoned (Small Scale Residential) lot, this property offers flexibility for future development or continued use as a two-suite home. Centrally located gemâ€”just minutes from transit, shopping, and all amenities!

Built in 1952

## Essential Information

MLS® #	E4461608
Price	\$440,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	1952



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10752 75 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1J9

### Amenities

Amenities	On Street Parking, Vinyl Windows
Parking	2 Outdoor Stalls, No Garage

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 9th, 2025
Days on Market	4
Zoning	Zone 15

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