

## \$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	50
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 10:32pm MDT