

# \$599,900 - 10440 University Avenue, Edmonton

MLS® #E4398693

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,538 sqft  
Single Family on 0.00 Acres

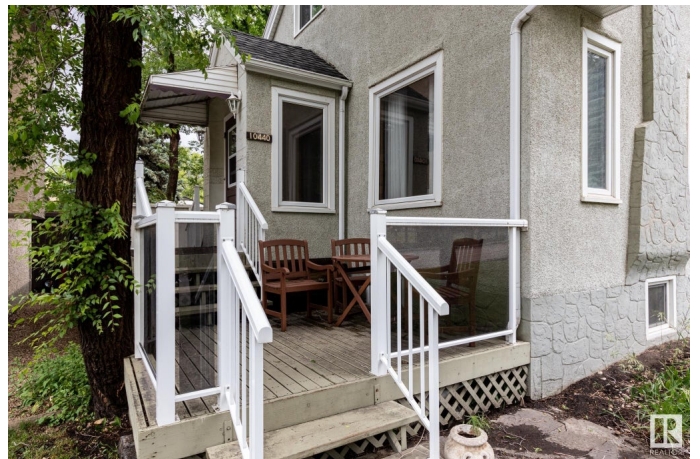
Queen Alexandra, Edmonton, AB

Well maintained 1 +1/2 Story in Queen Alexandra. Highlights include: The upper level contains kitchen, living room, bathroom, furnace and Skylights bursting with natural light. The large main floor boasts hardwood flooring, vintage fireplace (not operational), kitchen, dining room, bathroom, two bedrooms and a den. The basement offers a kitchen, living room, 2 bedrooms + 4 pc bathroom. With the RA7 zoning, this property affords the new owner multiple development opportunities. The property backs 76 Ave and fronts University Ave and Park View with tons of parking. The basement suite and main level suite are legal suites. The upper unit is not a legal suite.

Built in 1946

## Essential Information

MLS® #	E4398693
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,538
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family



Style 1 and Half Storey  
Status Active

### Community Information

Address 10440 University Avenue  
Area Edmonton  
Subdivision Queen Alexandra  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 4P6

### Amenities

Amenities Deck, Detectors Smoke, Skylight, Vinyl Windows, Wood Windows  
Parking Single Garage Detached

### Interior

Appliances Dryer, Refrigerator, Washer, Refrigerators-Two, Stoves-Two  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed July 23rd, 2024  
Days on Market 234  
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 March 14th, 2025 at 2:02pm MDT