

# \$499,000 - 10849 75 Avenue, Edmonton

MLS® #E4423967

**\$499,000**

4 Bedroom, 2.00 Bathroom, 829 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Investors & Developers MUST SEE – Prime Location + Rare Zoning (RM H16/ previous RA7) = TONS of opportunities!! Situated in a highly desirable location, this property is just minutes from the U of A, Whyte Avenue, downtown Edmonton, LRT station, and professional buildings. With its rare RMh16 zoning, the property provides a chance for redevelopment into a multi-unit building which should still be suitable for CMHC MLI Select program with its latest updates. Don't miss this great chance for future development!

Built in 1942

## Essential Information

MLS® #	E4423967
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information



Address	10849 75 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1K1

### **Amenities**

Amenities	On Street Parking, Vinyl Windows
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **School Information**

Elementary	Garneau School
Middle	McKernan School
High	Strathcona School

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 15

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