

\$469,900 - 10510 79 Avenue, Edmonton

MLS® #E4416339

\$469,900

3 Bedroom, 2.00 Bathroom, 865 sqft
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Prime Investment Opportunity – Near Whyte Ave/University Area This fully renovated property offers excellent potential with a two-year lease & a reliable tenant in place. easy access to Downtown, shopping it is a fantastic choice for investors. 3 parking stalls. Fenced yard. The 864 sq foot main floor features an open-concept living space with 2 bedrooms and 1 bath. The 732 sq ft basement is finished has split entrance, includes a summer kitchen, living room, dining area, 1 bedroom, and 1 bath. Upgraded features include a modern furnace, new shingles, and an updated hot water tank. Sitting on a 404 sq meter lot, this property is primed for future development opportunities. Quick possession must assume tenant. Rented for \$2590/month including utilities. Don't miss out on this exceptional investment!

Built in 1944

Essential Information

MLS® #	E4416339
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	865



Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	10510 79 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1R8

Amenities

Amenities	Closet Organizers
Parking Spaces	3
Parking	2 Outdoor Stalls, Rear Drive Access, Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	December 18th, 2024
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Days on Market 86

Zoning Zone 15

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