

## \$659,000 - 10454 78 Avenue, Edmonton

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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 28  
Zoning Zone 15

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Listing information last updated on April 11th, 2025 at 6:02pm MDT