

\$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 |
|-------------|---------------------|

Days on Market 85

Zoning Zone 15

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Listing information last updated on March 13th, 2025 at 12:02am MDT