

## \$898,000 - 10810 74 Avenue, Edmonton

MLS® #E4459172

**\$898,000**

3 Bedroom, 3.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this CUSTOM BUILT home! With aprox. 2,700 sq. ft. total living space, this property offers 3 bedrooms and 2.5 baths. The open floor plan is filled with natural light, featuring a modern kitchen, flowing effortlessly into the dining room with views to the garden and living room enhanced by a cozy fireplace. Primary suite boasts a spa-inspired ensuite with STEAM SHOWER, bonus room w/ access to south balcony. Downstairs, find 2 additional bedrooms, full bath & family room with wet bar—perfect for entertaining. Outdoors, enjoy a private yard enhanced with a bubbler water feature and perennial gardens and patios. A true highlight is the OVERSIZED HEATED DOUBLE GARAGE WITH LARGE LOFT, ideal for workshop, studio or man cave. Energy efficiency shines with SOLAR PANELS. Set on a 4,300+ sq. ft. lot and located minutes from the University of Alberta, Whyte Avenue, downtown, and the river valley, this home combines style, function, and convenience. A true Queen Alexandra gem—move-in ready and designed to impress!

Built in 2015

### Essential Information

MLS® # E4459172

Price \$898,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,886                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10810 74 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1G9         |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Heat Exchanger, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached, Heated, Insulated                                                                                                       |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                             |
| Fireplace         | Yes                                                                                   |
| Fireplaces        | Mantel                                                                                |
| Stories           | 3                                                                                     |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Finished                                                                        |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 15              |

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Listing information last updated on October 19th, 2025 at 10:02am MDT