

## \$399,900 - 10619 72 Avenue, Edmonton

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MLS® #E4456730

**\$399,900**

3 Bedroom, 1.00 Bathroom, 768 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to this charming 767 sqft bungalow nestled on a quiet, tree-lined street in Queen Alexandra. This well maintained home is ideal for university students, professionals or a young family. The main level offers a bright living room with hardwood floors, a functional kitchen, two spacious bedrooms and a 4 pc bathroom. Downstairs, with a separate entrance, youâ€™ll find an inviting family room, 3rd bedroom and plenty of storage space. Updates include upgraded attic insulation and high efficiency furnace (2017), new front steps/veranda, sidewalk, and fence (2018). The backyard is a gardenerâ€™s delight with mature trees, gardens, and room to enjoy the outdoors, plus an oversized single detached garage with back lane access. Perfectly located just minutes from U of A, downtown, the river valley, Old Strathcona Market, shops, bike paths and walking trails. Full of character and perfectly situated, this home is a must-see!

Built in 1950

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456730  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 768                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10619 72 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 0Z8         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Parking-Extra                      |
| Parking   | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Partially Finished                                                           |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

Date Listed September 8th, 2025

Days on Market 6

Zoning Zone 15

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Listing information last updated on September 14th, 2025 at 1:02am MDT