

# \$440,000 - 10752 75 Avenue, Edmonton

MLS® #E4461608

**\$440,000**

5 Bedroom, 2.00 Bathroom, 911 sqft  
Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Perfectly situated near the University of Alberta, this raised bungalow combines convenience and income potential. The main level offers three generous bedrooms and a full bathroom, complemented by living room and kitchen with updated vinyl windows that enhance efficiency. The legal basement suite includes 2 bedrooms and a full bath, providing a second rental income opportunity. Updates include a high-efficiency furnace, newer hot water tank, and a replaced sewer line for peace of mind. Situated on an RS-zoned (Small Scale Residential) lot, this property offers flexibility for future development or continued use as a two-suite home. Centrally located gemâ€”just minutes from transit, shopping, and all amenities!

Built in 1952

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461608  |
| Price          | \$440,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 911       |
| Acres          | 0.00      |
| Year Built     | 1952      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10752 75 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 1J9         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | On Street Parking, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, No Garage      |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 2                                                                                         |
| Has Suite    | Yes                                                                                       |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Stucco                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 15           |

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Listing information last updated on October 21st, 2025 at 1:02pm MDT