

## **\$619,900 - 7312 106 Street, Edmonton**

MLS® #E4424885

**\$619,900**

4 Bedroom, 3.50 Bathroom, 1,898 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

LARGE University property! Amazing location close to Whyte Ave, U of A, downtown, all on a gorgeous tree lined street. Great condition both inside and out, this 1900 sq ft property is very unique featuring 3 large bedrooms upstairs, all with their own ENSUITES! Have allergies? No carpet here, just beautiful hardwood floors throughout and ceramic in all baths. LARGE main floor is perfect for entertaining with 9 ft ceilings and crown mouldings, DREAM kitchen with granite counters, spacious living and dining room. Main floor has the 4th bedroom which would be perfect as an office/den or for parents/in-laws. Primary bedroom is HUGE and features a walk in closet and large en-suite. SEPARATE ENTRANCE to big basement which would make a great legal basement suite. 3 enormous windows in basement. GREAT INVESTMENT PROPERTY! Large deck facing west and VERY PRIVATE boasting a TALL privacy fence. Has A/C! Double garage out back and room behind garage for parking. Beautiful landscaping both front and back.

Built in 2011

### **Essential Information**

MLS® # E4424885

Price \$619,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,898         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7312 106 Street |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 4V8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows |
| Parking   | Double Garage Detached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 15          |

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Listing information last updated on April 20th, 2025 at 12:32am MDT