

## **\$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	40
Zoning	Zone 15

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