

Courtesy Of Cathy L Hawkins Of RE/MAX River City

## \$449,900 - 7518 110 Avenue, Edmonton

MLS® #E4428497

### \$449,900

2 Bedroom, 2.00 Bathroom, 819 sqft

Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Steps to Kinnaird Ravine and River Valley in super desirable Virginia Park location! This cozy character bungalow is a perfect spot to live if you enjoy nature walks and exploring river, or perfect holding property for building on this 46' X 120' lot. Many new infills in area. Upgrades through years incl Updated modern kitchen with granite tile counter, eating nook & backsplash, windows, furnace, exterior & more. Bright open living room with 2 bay windows, laminate flooring. 2 Bdrms, each with access to back yard and deck. Updated 4 pce bath with deep tub and large window providing brilliant natural light. Bsmt is developed with bdrm, 3 pce bath, den area and laundry room. Exterior upgraded with Hardie Board siding! Yard is fully fenced and landscaped with wood sidewalks and natural landscaping to relax and enjoy life. Garage is large double detached, insulated and heated. Super close to Ada Blvd, Concordia college, Highlands Golf Course & Borden Park. Easy commute to downtown! Location! Location!!

Built in 1947

### Essential Information

MLS® #	E4428497
Price	\$449,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	1947
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7518 110 Avenue
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0A3

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 2:47pm MDT