

## \$565,000 - 7807 108 Street, Edmonton

MLS® #E4456504

**\$565,000**

6 Bedroom, 2.00 Bathroom, 1,205 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

6 BEDROOMS!! Seize a rare investment opportunity in Queen Alexandra on a medium density RM H16 ZONED CORNER LOT, perfect for a rebuild, infill development, or rental property. BRANDNEW ROOF!! This charming bungalow features a functional layout with three bedrooms, a bright living room, and a 4-piece bathroom on the main floor, complemented by a fully finished basement with a separate entrance, 2ND KITCHEN, 2 FURNACES, cozy family room, three additional bedrooms, and a 3-piece bathroom—ideal for housing extended family. The property includes a DOUBLE GARAGE, adding significant value and convenience. Nestled on a serene, tree-lined street surrounded by modern infills, it offers unmatched proximity to the University of Alberta, Whyte Avenue, downtown, transit, lush parks, and the scenic River Valley, making it an exceptional choice for crafting your dream home, developing a multi-unit project, or securing a solid investment in a vibrant, thriving community.

Built in 1960

### Essential Information

MLS® # E4456504

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,205                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 7807 108 Street |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 4M1         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Appliances   | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                       |
| Stories      | 2                                                               |
| Has Basement | Yes                                                             |
| Basement     | Full, Finished                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Corner Lot         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed September 5th, 2025

Days on Market 24

Zoning Zone 15

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Listing information last updated on September 29th, 2025 at 2:17pm MDT