

## \$585,000 - 7807 108 Street, Edmonton

MLS® #E4430386

**\$585,000**

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 generating rental income or 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® #	E4430386
Price	\$585,000



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 April 11th, 2025

Days on Market 46

Zoning Zone 15

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