

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 4

Zoning Zone 09

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Listing information last updated on April 5th, 2025 at 8:17pm MDT