# \$975,000 - 7306 106 Street, Edmonton

MLS® #E4440569

#### \$975.000

8 Bedroom, 8.00 Bathroom, 2,557 sqft Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Luxurious 8-bed, 8-bath home with a light-filled den, offering nearly 3,800 sq ft of finished living space. This property includes a fully legal 4-bed basement suite with high ceilings, radiant floor heating, full kitchen, in-suite laundry, two en-suites, and a third shared bathâ€"ideal for investors, large families, or multigenerational living. Minutes from the U of A, Whyte Avenue, and walking distance to top K-12 schools! The main floor boasts an expansive open-concept living and dining area, a modern gas fireplace, and a chef's kitchen featuring a Wolf, Electrolux, and Bosch appliances. A main floor flex room could be a bedroom or a den; a full bath adds versatility. Upstairs, four large bedrooms each have their own en-suite, with the primary suite offering a spa-like bath, walk-in shower, and walk-in closet. A second-floor laundry room provides added convenience. Recent upgrades include a new sink, touchless faucets, smart door locks, Culligan water system, Gemstone hidden lights, and garage storage.

Built in 2017

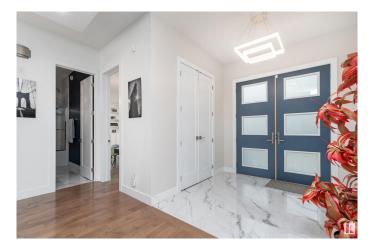
#### **Essential Information**

MLS® # E4440569 Price \$975,000

Bedrooms 8







Bathrooms 8.00

Full Baths 8

Square Footage 2,557 Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 7306 106 Street

Area Edmonton

Subdivision Queen Alexandra

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4V8

## **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home

Parking Double Garage Detached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Hood Fan, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Garneau School

Middle Allendale School

High Strathcona School

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 15

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Listing information last updated on June 16th, 2025 at 7:17am MDT