

## \$950,000 - 7306 106 Street, Edmonton

MLS® #E4440569

**\$950,000**

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 bath—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.

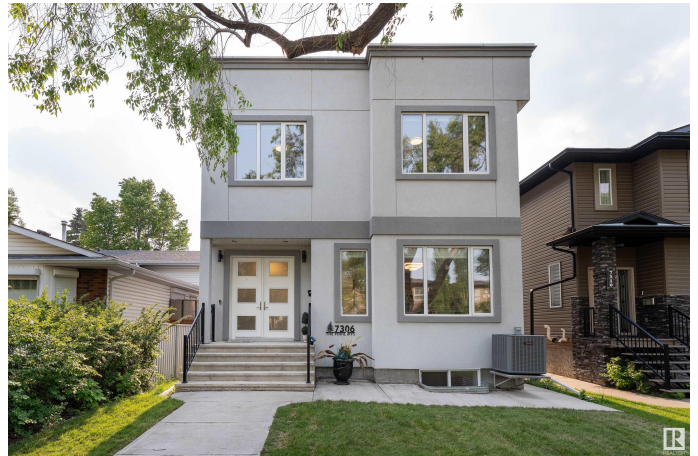
Built in 2017

### Essential Information

MLS® # E4440569

Price \$950,000

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 | 58             |
| Zoning         | Zone 15        |

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