

## \$425,000 - 7739 78 Avenue, Edmonton

MLS® #E4453125

**\$425,000**

4 Bedroom, 2.00 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

FANTASTIC INVESTMENT PROPERTY in King Edward Park! This 1,400+ sq. ft. 1.5-storey home features 3 bedrooms, a full bath, living room, kitchen, and dining room on the main floor, plus a separate entrance that leads to the lower level with a second kitchen, living area, full bath, bedroom, and shared laundry. Property was rented for \$2800/month. Numerous updates over the years include new shingles (2014), water heater (2019), attic insulation (2017), 100-amp panel, and fiber optic internet (2018). Situated on one of the larger lots in the area - a large 46' x 130' this property is an excellent candidate for redevelopment, offering the potential to build a large duplex, detached single family or a multi unit property, opportunities are abundant! Located near schools, parks, future LRT, Bonnie Doon Shopping Centre, and major routes like Whyte Ave and 75 Street this location offers great value for both immediate use and future growth. Some photos are virtually staged.

Built in 1952

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453125  |
| Price    | \$425,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,424                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7739 78 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0M8          |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Extra |
| Parking   | Single Garage Detached                                                         |

### Interior

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioner-Window, Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                     |
| Stories      | 3                                                                                             |
| Has Suite    | Yes                                                                                           |
| Has Basement | Yes                                                                                           |
| Basement     | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025

Days on Market                9

Zoning                            Zone 17

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Listing information last updated on August 24th, 2025 at 3:17pm MDT