

# **\$729,000 - 7311/7313 79 Avenue, Edmonton**

MLS® #E4453915

**\$729,000**

10 Bedroom, 4.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Side by side duplex with in-law suites for a total of 4 kitchens, 10 bedrooms and 4 full bathrooms in the prime location of King Edward Park! Each mirrored side offers 3 bedrooms / 1 full 4 piece bathroom upstairs, 2 bedrooms / 1 full 4 piece bathroom downstairs, a single garage, separate entrance to each the basement/main floor, new main floor vinyl windows and separated utility metering. All of this PLUS a large lot, and you have so many options as a buyer or investor purchasing. Infill is in progress all around, huge base lot by living in one, rent out the other (and/or interior/s) for increased rental/cashflow, or land bank it for redeveloping the large (659 square meter) lot in the future to name a few! This prime location is just minutes from Whyte Ave, Mill Creek Ravine, schools, great access, transit/LRT, and major commuter routes like 75th Street/ Sherwood Park Fwy/Argyll/Anthony Henday - you won't want to pass up this gem of a property and an opportunity!

Built in 1967

## **Essential Information**

MLS® #	E4453915
Price	\$729,000
Bedrooms	10



Bathrooms	4.00
Full Baths	4
Square Footage	2,044
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised Bungalow
Status	Active

### Community Information

Address	7311/7313 79 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0C4

### Amenities

Amenities	On Street Parking, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 20th, 2025

Days on Market 1

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 9:02am MDT