

Courtesy Of Akash Mehta Of Exp Realty

\$599,000 - 7204 78 Avenue, Edmonton

MLS® #E4425406

\$599,000

6 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this stunning detached home with a LEGAL basement suite in King Edward Park. This home sits on a large 50 ft wide lot and offers over 2800 sq ft of living space! A raised bungalow that blends character with modern updates, making it perfect for investors or buyers needing a mortgage helper. The main floor features over 1460 sqft, 9-foot ceilings, 3 large bedrooms, a remodeled kitchen and bath, new flooring, and fresh paint. The legal suite offers over 1390 sqft, separate entry, high ceilings, oversized windows, a generous kitchen, 3 bedrooms, and 1.5 baths, providing excellent rental potential. Additional updates include all new windows, weeping tile, roof, and landscaping. The exterior and garage have been fully repainted, giving the home a fresh, modern look. With 2 furnaces, 2 hot water tanks, 2 upgraded electric panels, and 2 laundry hookups, this home is built for convenience. In a fantastic location with great amenities nearby, this home is a must-see!

Built in 1954

Essential Information

MLS® #	E4425406
Price	\$599,000
Bedrooms	6
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	7204 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0B9

Amenities

Amenities	Ceiling 10 ft., Closet Organizers, Detectors Smoke
Parking	Double Garage Detached

Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 17

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