

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

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 March 14th, 2025 at 6:47am MDT