

\$674,900 - 7715 78 Avenue, Edmonton

MLS® #E4449774

\$674,900

4 Bedroom, 3.50 Bathroom, 1,610 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this stunning 1610 SF half duplex with LEGAL Basement Suite in sought after King Edward Park. Take a moment to enjoy the welcoming front porch overlooking the tree lined street characteristic of the neighbourhood. Once inside, you'll be greeted by a bright, open concept main floor, complete with 9' ceilings, cozy gas fireplace, stunning hardwood floors and large windows. The kitchen boasts a huge quartz waterfall island, SS appliances, gas stove-top, and built-in oven and microwave. Upstairs, the primary bedroom overlooks the tree-lined street, has a walk-in closet with shelving, and ensuite with his/her sinks and a walk-in shower. The upper floor laundry room includes a wash sink and overhead cabinets. Two additional bedrooms and a main bath complete this floor. The one bedroom basement suite has a walk-in closet, 9' ceilings, kitchen with pantry, full bathroom, and stacked laundry and storage room. Close to transit, schools, shopping. Fully fenced backyard and double car garage with lane access.

Built in 2021

Essential Information

MLS® # E4449774

Price \$674,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,610
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7715 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0M8

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Vacuum System-Roughed-In, Infill Property, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Washer, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement	Full, Finished
----------	----------------

Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Avonmore School
Middle	Kenilworth School
High	McNally School

Additional Information

Date Listed	July 25th, 2025
Days on Market	36
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 30th, 2025 at 1:47pm MDT