

## \$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        53  
Zoning                        Zone 17

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