

\$425,000 - 7739 78 Avenue, Edmonton

MLS® #E4453125

\$425,000

4 Bedroom, 2.00 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

FANTASTIC INVESTMENT PROPERTY in King Edward Park! This 1,400+ sq. ft. 1.5-storey home features 3 bedrooms, a full bath, living room, kitchen, and dining room on the main floor, plus a separate entrance that leads to the lower level with a second kitchen, living area, full bath, bedroom, and shared laundry. Property was rented for \$2800/month. Numerous updates over the years include new shingles (2014), water heater (2019), attic insulation (2017), 100-amp panel, and fiber optic internet (2018). Situated on one of the larger lots in the area - a large 46' x 130' this property is an excellent candidate for redevelopment, offering the potential to build a large duplex, detached single family or a multi unit property, opportunities are abundant! Located near schools, parks, future LRT, Bonnie Doon Shopping Centre, and major routes like Whyte Ave and 75 Street this location offers great value for both immediate use and future growth. Some photos are virtually staged.

Built in 1952

Essential Information

MLS® #	E4453125
Price	\$425,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,424
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	7739 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0M8

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Extra
Parking	Single Garage Detached

Interior

Appliances	Air Conditioner-Window, Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 8

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 23rd, 2025 at 3:32am MDT