

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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