

## \$565,000 - 7204 78 Avenue, Edmonton

MLS® #E4425406

**\$565,000**

6 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Step into over 2800 sqft of total living space in this SPACIOUS detached bungalow with a LEGAL basement suite, perfectly located in King Edward Park. With over 1460 sqft on the main floor, this home features 9-ft ceilings, 3 spacious bedrooms, a remodeled kitchen and bath, new flooring, and fresh paint—blending timeless charm with modern updates. The LEGAL suite offers over 1390 sqft with a separate entrance, high ceilings, oversized windows, 3 bedrooms, 1.5 baths, and a full kitchen—ideal for rental income or extended family living. Major upgrades include all new windows, roof, weeping tile and landscaping. The exterior and garage have been freshly painted, giving the home standout curb appeal. Enjoy 2 furnaces, 2 hot water tanks, 2 upgraded electric panels, and separate laundry for both units. The layout feels even larger in person—this is a must-see for investors or buyers seeking space, style, and a built-in mortgage helper in a fantastic neighborhood!

Built in 1954

### Essential Information

MLS® # E4425406

Price \$565,000

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 Suite    | Yes   |
| 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                96

Zoning                              Zone 17

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