

## \$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 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	39
Zoning	Zone 17

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