

Courtesy Of Aidan Woodfine Of Sweetly

\$800,000 - 1 9145 78 Avenue, Edmonton

MLS® #E4427709

\$800,000

4 Bedroom, 3.50 Bathroom, 1,766 sqft
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Incredible opportunity to own in King Edward Park, brand new 4-bed 3.5-bath two-storey with steel frame construction home backing onto Mill Creek Ravine! Over 1,766 sq. ft. of living space with a Hi-Velocity heating system with central A/C, main level features spacious foyer, sunny south-facing kitchen and north facing living and dining area. Kitchen has pantry closet, new high-end KitchenAid appliances including LG wash tower, and high end plumbing fixtures and Lutron lighting. Convenient access to fully fenced back yard with a heated double car detached garage. Upper level offers three bedrooms, including primary suite with walk-in closet and 5-pc ensuite bath, plus shared 5-pc bath. Basement is fully finished with rec room, full bath and additional bedroom. Beautifully landscaped property with low maintenance foliage in a gorgeous tree-lined, mature neighbourhood in one of Edmonton’s most sought-after communities!

Built in 2024

Essential Information

MLS® #	E4427709
Price	\$800,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,766
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1 9145 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0N9

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation Concrete Perimeter

School Information

Elementary Donnan School
Middle Kenilworth School
High McNally School

Additional Information

Date Listed March 27th, 2025
Days on Market 25
Zoning Zone 17

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