

# \$359,000 - 7215 78 Avenue, Edmonton

MLS® #E4434811

## \$359,000

5 Bedroom, 2.00 Bathroom, 1,019 sqft  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Unlock the full potential of this exceptional 0.14 acre lot located in the heart of King Edward Park. With RF3 zoning this property offers a rare opportunity for builders, investors, or visionary homeowners to create a custom dream home or multi-unit dwelling. The lot currently features an existing structure in need of full demolition, making this an ideal site for new construction without the hassle of partial renovation. Utilities on site provide a solid foundation for your next project. Enjoy the convenience of a central location—close to schools, shopping, restaurants, public transit, and major commuter routes—while benefiting from a quiet, established residential setting.



Built in 1957

### Essential Information

MLS® #	E4434811
Price	\$359,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,019
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family

Style	4 Level Split
Status	Active

### Community Information

Address	7215 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0B8

### Amenities

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Infill Property
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	Zone 17

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