

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 16  
Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 9:17am MDT