

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

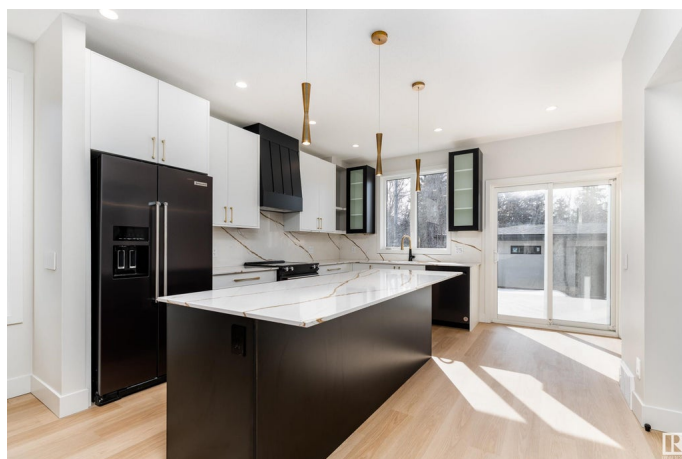
King Edward Park, Edmonton, AB

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                23  
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 19th, 2025 at 3:47pm MDT