

## \$469,649 - 7504 77 Avenue, Edmonton

MLS® #E4453540

**\$469,649**

4 Bedroom, 2.00 Bathroom, 944 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Great location in King Edward Park. 46.7x120 corner lot with. This 948 sqft family home including a fully finished basement, oversized double detached garage is located on a 5600sqft corner lot surrounded by trees! Entering the home to your left is the large living room with new south and west facing windows, (new windows through the home in 2013). From the living room step into the breakfast nook/dining area which is open to the new bright kitchen; beautiful cabinets. Continue down the hallway to the large primary bedroom, 2nd bedroom and 4 piece bathroom to complete the main floor. Walk downstairs into the fully finished basement with second kitchen, large family room, 4piece bathroom and 2 bedrooms. Great opportunity for first time buyer or revenue property with future development!

Built in 1955

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453540  |
| Price          | \$469,649 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 944       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1955                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7504 77 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0K5          |

### **Amenities**

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                                         |

### **Interior**

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Finished                                                                             |

### **Exterior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                          |

### **School Information**

|        |                   |
|--------|-------------------|
| Middle | Kenilworth/Picard |
| High   | Mcnally           |

**Additional Information**

Date Listed            August 18th, 2025  
Days on Market      6  
Zoning                Zone 17

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