

## \$747,900 - 7311 7313 79 Avenue, Edmonton

MLS® #E4428229

**\$747,900**

10 Bedroom, 4.00 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Located in the heart of King Edward Park, this side-by-side bungalow duplex presents a rare and versatile ownership opportunity. Sitting on a generous 659 sq. meter lot, this 1967-built property offers two mirror-image units, each featuring three bedrooms upstairs, plus two additional bedrooms, one bathroom, and a secondary kitchen in the basement—providing excellent flexibility for multi-generational living or future rental options. Freshly updated with vinyl windows and separated utility meters, this property is ideal for buyers looking to renovate, modernize, and add long-term value. Situated just minutes from Whyte Avenue, the Mill Creek Ravine, schools, transit, and major commuter routes, this duplex combines lifestyle convenience with strong future potential. Whether you're seeking to live in one side and supplement with extended family, or reimagine the space entirely, opportunities like this in such a desirable central location are hard to come by.

Built in 1967

### Essential Information

MLS® # E4428229

Price \$747,900

Bedrooms 10



|                |                     |
|----------------|---------------------|
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 2,022               |
| Acres          | 0.00                |
| Year Built     | 1967                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 7311 7313 79 Avenue |
| Area        | Edmonton            |
| Subdivision | King Edward Park    |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6B 0C4             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Walk-up Basement, See Remarks |
| Parking   | Double Garage Detached                           |

### **Interior**

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | See Remarks, Dryer-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas           |
| Stories      | 4                                   |
| Has Basement | Yes                                 |
| Basement     | Full, Finished                      |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco                               |
| Exterior Features | Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                           |
| Construction      | Wood, Stucco                               |
| Foundation        | Concrete Perimeter                         |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 30th, 2025 |
|-------------|------------------|

Days on Market 20

Zoning Zone 17

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