Courtesy Of Adrienne Carlton Of Exp Realty

$729,000 - 7311/7313 79 Avenue, Edmonton

MLS® #E4453915

$729,000
10 Bedroom, 4.00 Bathroom, 2,044 sqft
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Side by side duplex with a total of 4 kitchens, 10 bedrooms and 4 full bathrooms in the prime location of King Edward Park! Each mirrored side offers 3 bedrooms / 1 full 4 piece bathroom upstairs, 2 bedrooms / 1 full 4 piece bathroom downstairs, a detached single garage, separate entrance to each the basement/main floor, new main floor vinyl windows and separated utility metering. All of this PLUS a large lot, and you have so many options as a buyer or investor with this property like: multi-generational living, house hack it by living in one and renting out the other, renovate the interior(s) for increased rent/cashflow, or land bank it for redeveloping the large (659 square meter) lot in the future to name a few! This prime location is just minutes from Whyte Ave, Mill Creek Ravine, schools, green spaces, transit/LRT, and major commuter routes like 75th Street/Sherwood Park Fwy/Argyll/Anthony Henday - you wonâ€™t want to pass up this gem of a property and opportunity!

Built in 1967

Essential Information

MLS® #	E4453915
Price	$729,000
Bedrooms	10

Bathrooms	4.00
Full Baths	4
Square Footage	2,044
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Raised 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, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	46
Zoning	Zone 17

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