

# \$709,000 - 9128 78 Avenue, Edmonton

MLS® #E4432400

**\$709,000**

5 Bedroom, 2.50 Bathroom, 1,742 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

**PRIME LOCATION** steps to Mill Creek Ravine!

This thoughtfully renovated home blends modern comfort with neighbourhood charm. A \$350K Ackard renovation in 2017 opened up the main floor, added a custom kitchen with party sized island, and large dining room w/ sliding patio doors to screened in covered deck. The dormer was remodelled, and the exterior re-done with durable stucco and aluminum longboard. Energy-efficient upgrades include spray foam insulation, new windows & furnace as well as a high end gas fireplace. A/C and garage roof are from (2024). Solar tubes add extra light. A total of 5 bedrooms above grade and 2 1/2 baths, with large primary and walk-in closet. The bright, heated oversized garage parks two vehicles with large workshop. The attached greenhouse can also act as shed. Enjoy summers in a heated pool, large covered deck & low-maintenance landscaping. Community focused neighbourhood, you're steps from sought after schools, trails, off leash & Ritchie Market. LOT NEXT DOOR ALSO FOR SALE.

Built in 1951

## Essential Information

MLS® # E4432400

Price \$709,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,742
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9128 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P1

### Amenities

Amenities	Deck, Greenhouse, Pool-Outdoor, Workshop
Parking	Double Garage Detached, Over Sized
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Pool Equipment
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Park/Reserve, Playground Nearby, Ravine View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donnan
------------	--------

### **Additional Information**

Date Listed	April 23rd, 2025
-------------	------------------

Days on Market	8
----------------	---

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 May 1st, 2025 at 1:02pm MDT