

## \$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 |
|--------|---------|

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Listing information last updated on May 1st, 2025 at 3:32pm MDT