# \$479,000 - 17315 78 Avenue, Edmonton

MLS® #E4442755

#### \$479.000

5 Bedroom, 3.00 Bathroom, 1,913 sqft Single Family on 0.00 Acres

Callingwood North, Edmonton, AB

Welcome home! This Gorgeous 2 storey home has loads of recent upgrades, has a fully fenced backyard with an apple tree, RV parking and more located in Callingwood North. A sun-soaked living room with bay windows, and a second family room on the main level for hosting family. 5 bedrooms, 3 baths, laundry room in the basement, big family room located in basement. Double attached insulated and heated garage, newer furnace (2021), HWT(2021), and shingles(2020). All new triple pane windows (2023) with 10 yr warranty and new doors. Exterior has been newly painted as well (2023). A fully finished basement with one bedroom and one bathroom. This home has so much to offer, situated on a quiet street, close to schools, shopping, transportation, West Edmonton Mall, and much more. Great home, great location! An Absolute must see!

Built in 1972

## **Essential Information**

MLS® # E4442755

Price \$479,000

Bedrooms 5

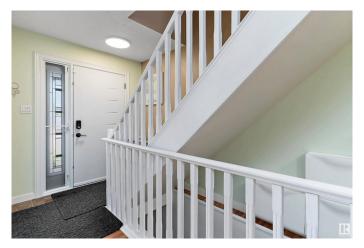
Bathrooms 3.00

Full Baths 3

Square Footage 1,913







Acres 0.00 Year Built 1972

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 17315 78 Avenue

Area Edmonton

Subdivision Callingwood North

City Edmonton
County ALBERTA

Province AB

Postal Code T5T 0A8

#### **Amenities**

Amenities No Animal Home, No Smoking Home

Parking Spaces 6

Parking Double Garage Attached, Heated, Insulated, RV Parking

#### Interior

Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage

Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 25

Zoning Zone 20

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Listing information last updated on July 11th, 2025 at 3:32am MDT