

\$729,000 - 7311/7313 79 Av Nw, Edmonton

MLS® #E4453915

\$729,000

10 Bedroom, 4.00 Bathroom, 2,044 sqft

Single Family

King Edward Park, Edmonton, Alberta

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 won't want to pass up this gem of a property and opportunity! (id:6289)

Built in 1967

Essential Information

Listing #	E4453915
Price	\$729,000
Bedrooms	10
Bathrooms	4.00
Square Footage	2,044



Year Built	1967
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	7311/7313 79 Av Nw
Subdivision	King Edward Park
City	Edmonton
Province	Alberta
Postal Code	T6B0C4

Amenities

Amenities	Playground, Public Transit, Schools, Shopping, Vinyl Windows
Features	Flat site, Park/reserve, No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove, Washer, See remarks
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Exp Realty
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