

\$449,702 - 7740 76 Avenue, Edmonton

MLS® #E4441199

\$449,702

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

OK OK OK....WHERE TO BEGIN: NEW SHINGLES/ KITCHEN/ CARPET/ LUXURY VINYL PLANK FLOORING+++.... CUTE AS A BUTTON....STEPS TO MILL CREEK RAVINE.....WHY BUY A DUPLEX WHEN YOU CAN BUY THIS...~!WELCOME HOME!~ Classic King Edward Park neighbourhood with access to all the fun stuff down the road.! Established yard, you'll notice all the NEW, but still love that classic semi bungalow vibe! Living room is flooded with natural light. NEW kitchen with island just installed at the back...all on new LVP flooring!!. Seller moved the laundry to the main floor, for function(has all the stuff to have a set down too:) 4 bedrooms, 1 on the main, 1 upstairs and 2 in the basement. There is a bathroom started downstairs would be real easy to add another one! 2 living rooms, garage was just refaced, and power trenched in, BIG yard, perfect to add a fire-pit and have your friends over for the game/ or sit up top on the big deck! (don't worry the furnace is a newer high efficient, and the hot water tank was just replaced too:)

Built in 1952

Essential Information

MLS® # E4441199

Price \$449,702



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,141 |
| Acres | 0.00 |
| Year Built | 1952 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 7740 76 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0H4 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, See Remarks |
| Parking | Double Garage Detached, Rear Drive Access |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Schools, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 8th, 2025
Days on Market 9
Zoning Zone 17

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