

# **\$747,900 - 7311 7313 79 Avenue, Edmonton**

MLS® #E4428229

**\$747,900**

10 Bedroom, 4.00 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Located in the heart of King Edward Park, this side-by-side bungalow duplex presents a rare and versatile ownership opportunity. Sitting on a generous 659 sq. meter lot, this 1967-built property offers two mirror-image units, each featuring three bedrooms upstairs, plus two additional bedrooms, one bathroom, and a secondary kitchen in the basement—providing excellent flexibility for multi-generational living or future rental options. Freshly updated with vinyl windows and separated utility meters, this property is ideal for buyers looking to renovate, modernize, and add long-term value. Situated just minutes from Whyte Avenue, the Mill Creek Ravine, schools, transit, and major commuter routes, this duplex combines lifestyle convenience with strong future potential. Whether you're seeking to live in one side and supplement with extended family, or reimagine the space entirely, opportunities like this in such a desirable central location are hard to come by.

Built in 1967

## **Essential Information**

MLS® # E4428229

Price \$747,900

Bedrooms 10



Bathrooms	4.00
Full Baths	4
Square Footage	2,022
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	7311 7313 79 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0C4

### **Amenities**

Amenities	On Street Parking, Walk-up Basement, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	See Remarks, Dryer-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 30th, 2025
-------------	------------------

Days on Market 44

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 13th, 2025 at 9:17pm MDT