# \$470,000 - 7723 82 Avenue, Edmonton

MLS® #E4437345

#### \$470,000

3 Bedroom, 2.00 Bathroom, 857 sqft Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

ATTENTION INVESTORS AND **DEVELOPERS** Exceptional redevelopment opportunity in King Edward Park. Situated on a massive OVER 5,400 sqft lot, ideally located on a vibrant street, whyte ave known for its diverse restaurants and energetic atmosphere. this charming bungalow offers tremendous potential to build a luxurious single-family home or duplex. Located in one of Edmonton's most sought-after and rapidly evolving infill communities, this property is just steps from Mill Creek Ravine, Campus Saint-Jean, schools, shopping, and within walking distance to the NEW Valley LRT. The main floor features two spacious bedrooms, a full bathroom, and a bright living area, while the basement includes an additional bedroom, 4-piece bath, second living space, SECOND KITCHEN, and a SEPARATE ENTRANCE. This home is ideal for rental income or long-term investment potential. Live in, rent out, or redevelop. Opportunities on a massive lot in a prime location are rare. Don't miss out!!!

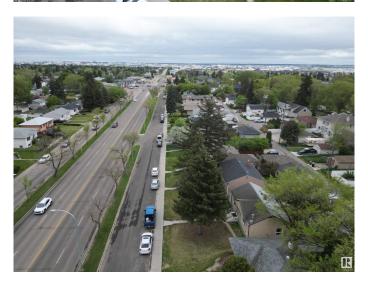
Built in 1950

#### **Essential Information**

MLS® # E4437345 Price \$470,000







Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 857

Acres 0.00

Year Built 1950

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 7723 82 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0X8

#### **Amenities**

Amenities See Remarks

Parking Double Garage Detached

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Playground Nearby, Public Transportation, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 19th, 2025

Days on Market 96

Zoning Zone 17

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