

\$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 Edmontonâ€™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. Donâ€™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 92

Zoning Zone 17

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