

Courtesy Of Emily Kwok Of Real Broker

## \$223,000 - 78 7604 29 Avenue, Edmonton

MLS® #E4442411

**\$223,000**

3 Bedroom, 1.50 Bathroom, 1,279 sqft  
Condo / Townhouse on 0.00 Acres

Kameyosek, Edmonton, AB

Welcome to this exceptional 3-bedroom end unit townhouse, designed to captivate with its spacious layout & functional upgrades. You'll be greeted by an open-concept kitchen & dining area, seamlessly flowing into a generously sized living room featuring a cozy wood-burning fireplace. The private, fully fenced backyard offers an ideal space for relaxation & outdoor enjoyment. For added convenience, 1 bedroom is thoughtfully located on the main floor to be an optional office/flex space. 2 expansive bedrooms upstairs each offer ample closet space. The primary bedroom boasts a private balcony, perfect for unwinding after a long day. The large, unfinished basement presents endless possibilities for you to customize to your preferences, and even includes a 4th bedroom/living area already framed. Recent upgrades include a newer A/C, tankless hot water, high-efficiency furnace, washer/dryer, fridge, & luxury vinyl plank throughout. Close proximity to parks, schools, shopping, public transportation & much more!

Built in 1981

### Essential Information

MLS® # E4442411

Price \$223,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,279             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 78 7604 29 Avenue |
| Area        | Edmonton          |
| Subdivision | Kameyosek         |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 3Z2           |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Kameyosek School     |
| Middle     | Edith Rogers School  |
| High       | J. Percy Page School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 29         |
| Condo Fee      | \$462           |

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Listing information last updated on June 20th, 2025 at 4:32am MDT