

# **\$729,000 - 7311/7313 79 Avenue, Edmonton**

MLS® #E4453915

**\$729,000**

10 Bedroom, 4.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Side by side duplex with a total of 4 kitchens, 10 bedrooms and 4 full bathrooms in the prime location of King Edward Park! Each mirrored side offers 3 bedrooms / 1 full 4 piece bathroom upstairs, 2 bedrooms / 1 full 4 piece bathroom downstairs, a detached single garage, separate entrance to each the basement/main floor, new main floor vinyl windows and separated utility metering. All of this PLUS a large lot, and you have so many options as a buyer or investor with this property like: multi-generational living, house hack it by living in one and renting out the other, renovate the interior(s) for increased rent/cashflow, or land bank it for redeveloping the large (659 square meter) lot in the future to name a few! This prime location is just minutes from Whyte Ave, Mill Creek Ravine, schools, green spaces, transit/LRT, and major commuter routes like 75th Street/Sherwood Park Fwy/Argyll/Anthony Henday - you won't want to pass up this gem of a property and opportunity!

Built in 1967

## **Essential Information**

MLS® # E4453915

Price \$729,000

Bedrooms 10



|                |                     |
|----------------|---------------------|
| Bathrooms      | 4.00                |
| Full Baths     | 4                   |
| Square Footage | 2,044               |
| Acres          | 0.00                |
| Year Built     | 1967                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Raised 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, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Detached                                           |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas                            |
| Stories      | 1                                                                  |
| Has Suite    | Yes                                                                |
| Has Basement | Yes                                                                |
| Basement     | Full, Finished                                                     |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                          |
| Exterior Features | Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                          |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed August 20th, 2025

Days on Market 12

Zoning Zone 17

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Listing information last updated on September 1st, 2025 at 1:02pm MDT