

## \$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 96

Zoning Zone 17

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