

## \$399,000 - 7723 82 Avenue, Edmonton

MLS® #E4437345

**\$399,000**

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 \$399,000



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 45

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 12:17am MDT