

# \$449,900 - 7215 78 Avenue, Edmonton

MLS® #E4458709

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Exceptional opportunity in King Edward Park! This prime lot offers tremendous potential for investors and developers with options to build two single-family homes, a front/back duplex, or even a triplex/fourplex. Located in one of Edmonton's most desirable and central neighborhoods, this property is just minutes from the University of Alberta, Whyte Avenue, Downtown, and the River Valley. Families will love the close proximity to top-rated schools, parks, and playgrounds, while professionals and students benefit from quick access to public transportation, LRT, and Calgary Trail. Everyday convenience is at your doorstep with grocery stores, shops, and a recreation centre nearby. Whether you're looking to build and sell, develop rental properties, or create your dream home, this lot combines urban convenience with community charm, a smart investment in Edmonton's growing real estate market.



## Essential Information

MLS® #	E4458709
Price	\$449,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land

[illegible]

Address	7215 78 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0B8

Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
-------------------	---

Date Listed	September 19th, 2025
Days on Market	1
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 September 20th, 2025 at 3:02pm MDT