

\$420,000 - 7723 82 Avenue, Edmonton

MLS® #E4437345

\$420,000

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 \$420,000



| | |
|----------------|------------------------|
| 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 28

Zoning Zone 17

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Listing information last updated on June 16th, 2025 at 11:02am MDT