

\$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.



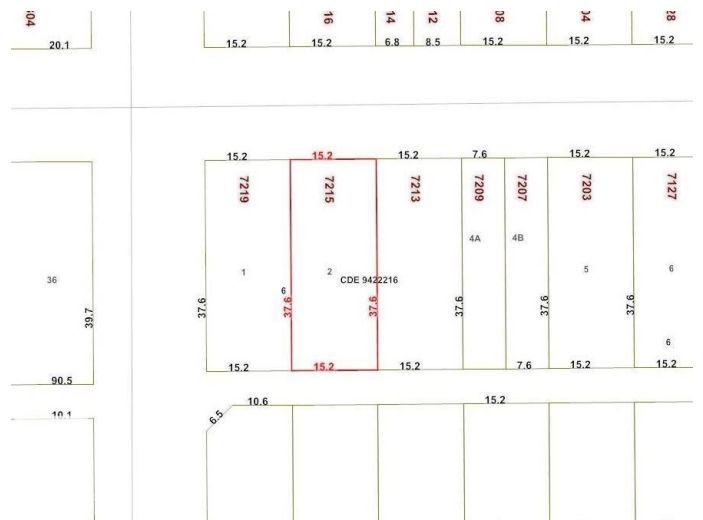
Essential Information

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

Status Active

Community Information

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



Exterior

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

Date Listed	September 19th, 2025
Days on Market	26
Zoning	Zone 17

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Listing information last updated on October 15th, 2025 at 8:02pm MDT