

# \$729,000 - 7311 / 7313 79 Avenue, Edmonton

MLS® #A2250286

**\$729,000**

10 Bedroom, 4.00 Bathroom, 2,044 sqft

Residential on 0.16 Acres

King Edward Park, Edmonton, Alberta

Side by side duplex with a total of 4 kitchens, 10 bedrooms and 4 full bathrooms in the prime location of King Edward Park! Each mirrored side offers 3 bedrooms / 1 full 4 piece bathroom upstairs, 2 bedrooms / 1 full 4 piece bathroom downstairs, a detached single garage, separate entrance to each the basement/main floor, new main floor vinyl windows and separated utility metering. All of this PLUS a large lot, and you have so many options as a buyer or investor with this property like: multi-generational living, house hack it by living in one and renting out the other, renovate the interior(s) for increased rent/cashflow, or land bank it for redeveloping the large (659 square meter) lot in the future to name a few! This prime location is just minutes from Whyte Ave, Mill Creek Ravine, schools, green spaces, transit/LRT, and major commuter routes like 75th Street/Sherwood Park Fwy/Argyll/Anthony Henday - you won't want to pass up this gem of a property and opportunity!

Built in 1967

## Essential Information

MLS® #	A2250286
Price	\$729,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4



Square Footage	2,044
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	7311 / 7313 79 Avenue
Subdivision	King Edward Park
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6B 0C4

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, On Street
# of Garages	2

### Interior

Interior Features	No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	August 20th, 2025
Zoning	17

**Listing Details**

Listing Office                    eXp Realty

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