

# \$449,702 - 7740 76 Avenue, Edmonton

MLS® #E4441199

**\$449,702**

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

OK OK OK....WHERE TO BEGIN: NEW SHINGLES/ KITCHEN/ CARPET/ LUXURY VINYL PLANK FLOORING+++.... CUTE AS A BUTTON....STEPS TO MILL CREEK RAVINE.....WHY BUY A DUPLEX WHEN YOU CAN BUY THIS...~!WELCOME HOME!~ Classic King Edward Park neighbourhood with access to all the fun stuff down the road.! Established yard, you'll notice all the NEW, but still love that classic semi bungalow vibe! Living room is flooded with natural light. NEW kitchen with island just installed at the back...all on new LVP flooring!! Seller moved the laundry to the main floor, for function( has all the stuff to have a set down too:) 4 bedrooms, 1 on the main, 1 upstairs and 2 in the basement. There is a bathroom started downstairs would be real easy to add another one! 2 living rooms, garage was just refaced, and power trenched in, BIG yard, perfect to add a fire-pit and have your friends over for the game/ or sit up top on the big deck! ( don't worry the furnace is a newer high efficient, and the hot water tank was just replaced too:)

Built in 1952

## Essential Information

MLS® # E4441199

Price \$449,702



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,141
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7740 76 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0H4

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Detached, Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 8th, 2025  
Days on Market        8  
Zoning                    Zone 17

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