

# \$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 |
|-------------------|-------------------------------------------------------------------------------------------------------|

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 20th, 2025 at 6:32am MDT

