

# \$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 13  
Zoning Zone 17

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Listing information last updated on October 2nd, 2025 at 4:02am MDT