

# \$479,000 - 17315 78 Avenue, Edmonton

MLS® #E4442755

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

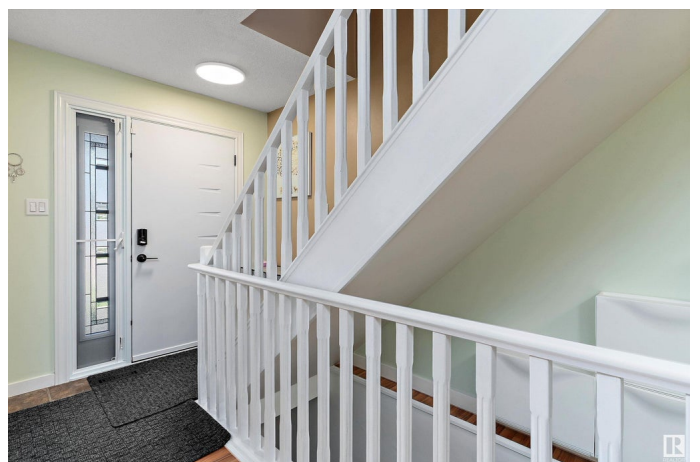
Callingwood North, Edmonton, AB

Welcome home! This Gorgeous 2 storey home has loads of recent upgrades, has a fully fenced backyard with an apple tree, RV parking and more located in Callingwood North. A sun-soaked living room with bay windows, and a second family room on the main level for hosting family. 5 bedrooms, 3 baths, laundry room in the basement, big family room located in basement. Double attached insulated and heated garage, newer furnace (2021), HWT(2021), and shingles(2020). All new triple pane windows (2023) with 10 yr warranty and new doors. Exterior has been newly painted as well (2023). A fully finished basement with one bedroom and one bathroom. This home has so much to offer, situated on a quiet street, close to schools, shopping, transportation, West Edmonton Mall, and much more. Great home, great location! An Absolute must see!

Built in 1972

## Essential Information

MLS® #	E4442755
Price	\$479,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,913



Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	17315 78 Avenue
Area	Edmonton
Subdivision	Callingwood North
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0A8

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated, RV Parking

### Interior

Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                55  
Zoning                              Zone 20

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