

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

MLS® #E4442755

**\$479,000**

5 Bedroom, 3.00 Bathroom, 1,913 sqft  
Single Family on 0.00 Acres

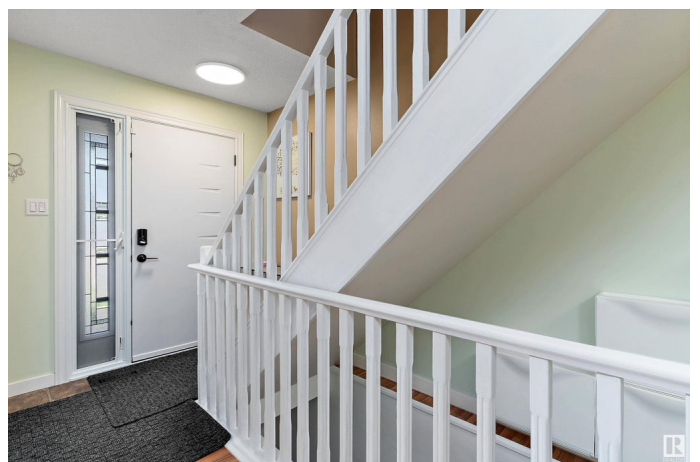
Callingwood North, Edmonton, AB

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                31  
Zoning                              Zone 20

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