

## \$625,000 - 7906 75 Street, Edmonton

MLS® #E4452026

**\$625,000**

5 Bedroom, 3.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

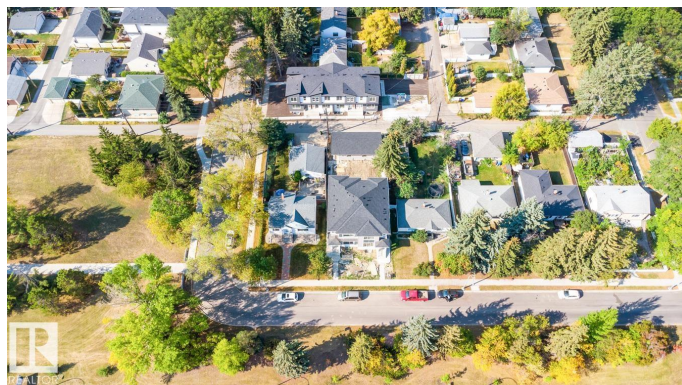
Fantastic opportunity in King Edward Park! Perfect for investors or first-time buyers! Looking for the perfect blend of style, functionality & potential? This modern 1/2 duplex in this mature, centrally located neighbourhood offers it all! Whether you're a savvy investor looking for a mortgage helper or a family searching for extra space, this home is tailored for today's needs. With its stunning curb appeal, the main flr boasts a gourmet kitchen complete with built-in bar area & spacious dining/living space perfect for entertaining. A 2pc bath completes this level. Upstairs you'll find 3 spacious bdrms incl. a king size primary with 3pc ensuite. A 4pc bath & convenient laundry rm completes this level. The basement with separate side entrance has a legal 2 bdrm suite! A dbl detached garage & fenced yard completes this beautifully finished & modern home. C/W New Home Warranty & real property report with compliance. You can move in or invest with peace of mind. Don't miss out on this incredible opportunity!

Built in 2025

### Essential Information

MLS® # E4452026

Price \$625,000



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,653         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7906 75 Street   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 2G5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 70               |
| Zoning         | Zone 17          |

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Listing information last updated on October 16th, 2025 at 11:47pm MDT