

## \$465,000 - 2420 78 Street, Edmonton

MLS® #E4444323

**\$465,000**

3 Bedroom, 1.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this well-maintained Engelman-built home located in a mature and highly desirable Millwoods neighbourhood of Meyonohk. Perfectly situated close to multiple schools, shopping centres, parks, and all the amenities your family needs, this home offers incredible convenience and timeless appeal. Step inside and you'll find: 3 spacious bedrooms on the main floor 1.5 bathrooms, including a convenient half bath ensuite A traditional layout with all original finishes â€“ showcasing the pride of ownership throughout Newer shingles on the roof and eavestroughs provide peace of mind. Unfinished basement ready for your personal touch creating additional living space The large lot features mature trees and landscaping, offering a private and peaceful setting to enjoy all year round. This is a rare opportunity to own a solid, quality-built home with character and potential in one of Edmonton's most established communities.

Built in 1983

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4444323  |
| Price     | \$465,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,340                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2420 78 Street |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3W4        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Exterior Walls- 2"x6"                                 |
| Parking   | Double Garage Attached, Front Drive Access, Insulated |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                 |
|------------|-----------------|
| Elementary | Meyonohk School |
| High       | J. Percy Page   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 29         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 7:17am MDT