

\$484,900 - 16524 78 Avenue, Edmonton

MLS® #E4464879

\$484,900

4 Bedroom, 2.50 Bathroom, 1,195 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to your cozy quarters in Patricia Heights. This charming bungalow has everything you want in a family home. A welcoming living room with a cozy gas fireplace overlooks your enclosed front yard and generous front porch, perfect for a peaceful morning rocking chair coffee. The bright kitchen features large windows, a gas stove, and a spacious dining area perfect for slow weekend mornings. Three comfortable bedrooms on the main level are ideal for growing families, plus a separate entrance leads to a basement MIL suite, perfect for teenagers seeking independence. The large backyard is ready for summer fires, BBQs, and playtime. The oversized double garage is a true bonus - heated, roomy, and ready for vehicles, hobbies, and man-crafts. Just a few houses from Patricia Heights School, steps to ravine trails, and minutes to the Whitemud, Henday and West Edmonton Mall. Just painted, new roof in 2022, & loved and cared for by the same owners for 25 years - it's ready for its next chapter.

Built in 1968

Essential Information

MLS® # E4464879

Price \$484,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,195
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	16524 78 Avenue
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3E6

Amenities

Amenities	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Refrigerators-Two, Stoves-Two, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Patricia Heights School
------------	-------------------------

Additional Information

Date Listed	November 6th, 2025
Zoning	Zone 22

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 November 6th, 2025 at 11:48am MST