

# **\$1,198,800 - 7332/7334 77 Street, Edmonton**

MLS® #E4442434

**\$1,198,800**

4 Bedroom, 3.50 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

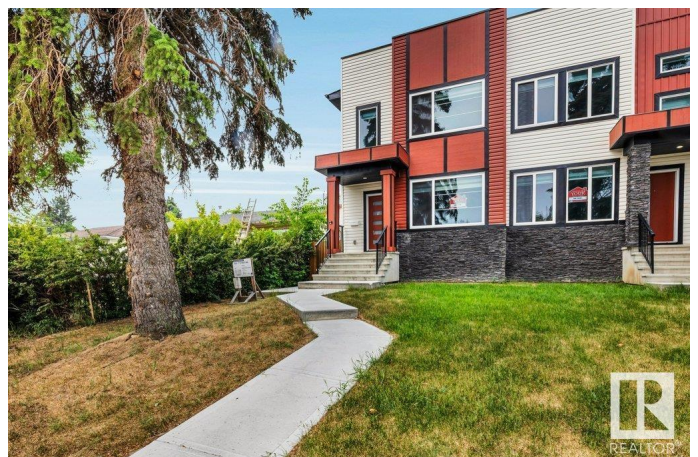
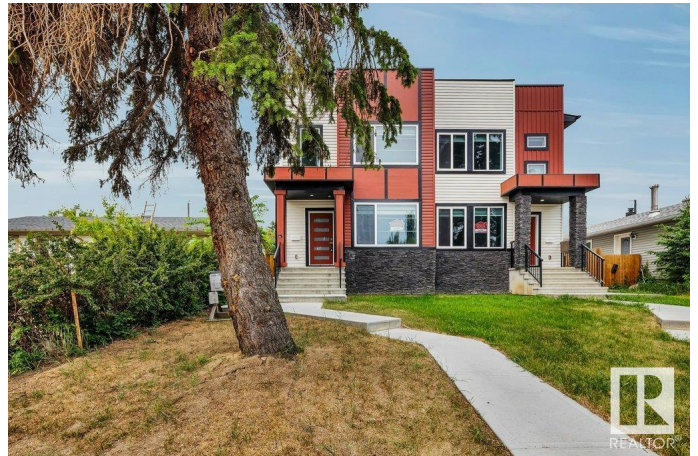
Avonmore, Edmonton, AB

Welcome to Avonmore! Welcome to this exceptional newer-built SIDE-BY-SIDE DUPLEX, each side offering over 2,110 SqFt of fully finished living space, including LEGAL BASEMENT SUITESâ€”a perfect for investors or multi-generational living! The Open-concept layout with modern finishes includes a stylish feature wall with electric fireplace, large sliding panel windows, highly durable flooring! The spacious dining areas offers an ideal space ideal for family gatherings and entertaining. The U-shaped, chef-inspired kitchens features sleek modern cabinetry, granite premium countertops & contemporary backsplash! The mudrooms off the rear entry leads to a landscaped yard & detached single garage for each unit. Upstairs offers 3 full size bedrooms w/ an ensuite in the master bedroom and common bath for 2 add bedrooms. Each basement offers a fully permitted 1-bedroom legal suite that offers a SECOND KITCHEN EACH, living room, full 4-piece bathroom & separate laundry each! Close to all amenities!

Built in 2022

## **Essential Information**

MLS® #	E4442434
Price	\$1,198,800
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### Community Information

Address	7332/7334 77 Street
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2L2

### Amenities

Amenities	Off Street Parking, Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Avonmore School
Middle	Kenilworth School
High	McNally School

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 17

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Listing information last updated on June 15th, 2025 at 4:02am MDT