

## \$580,000 - 16004 78 Avenue, Edmonton

MLS® #E4443576

**\$580,000**

4 Bedroom, 2.00 Bathroom, 1,594 sqft

Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Look no further! This lovely 1,594 sq ft, 4 bedroom, 2 bathroom 2 Storey is situated on a well treed 6,696 sq ft lot in the sought-after neighbourhood of Patricia Heights! Upon entering the foyer, youâ€™™ll love the abundance of light that pours into the LR through the big front window. The renovated kitchen features built-in SS appliances, plenty of pull out cabinets & a peninsula style island; perfect for entertaining. Adjacent to the kitchen is the large DR. The main floor also feat a renovated 3pc bath. Upstairs youâ€™™ll find 4 good sized beds & a 4 pc bath. The basement is fully finished w/ a large rec room & newly installed carpet. A huge utility/ storage room rounds out the basement. Massive DB attached garage w/ elec heater & multi-purpose loft above. 2023 upgrades incl: AC, HWT, Furnace. Beautiful backyard w/ BBQ gas hook up, many perennials, fruit trees & lots of sod for the kids to play on. Walking distance to great schools, parks, ravine, public transit & more. Don't miss out!

Built in 1968

### Essential Information

MLS® # E4443576

Price \$580,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,594
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	16004 78 Avenue
Area	Edmonton
Subdivision	Patricia Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3E4

### Amenities

Amenities	Air Conditioner
Parking Spaces	4
Parking	Double Garage Attached, Heated

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Landscaped, Public Transportation,

	Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	1
Zoning	Zone 22

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