

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

MLS® #E4442434

**\$1,198,800**

4 Bedroom, 7.00 Bathroom, 2,924 sqft

Single Family on 0.00 Acres

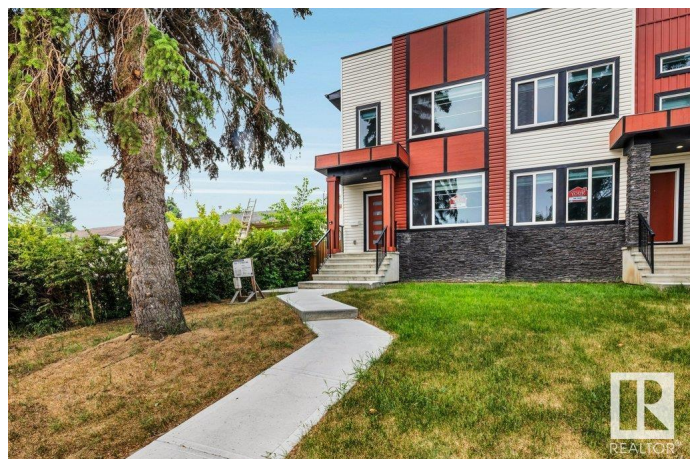
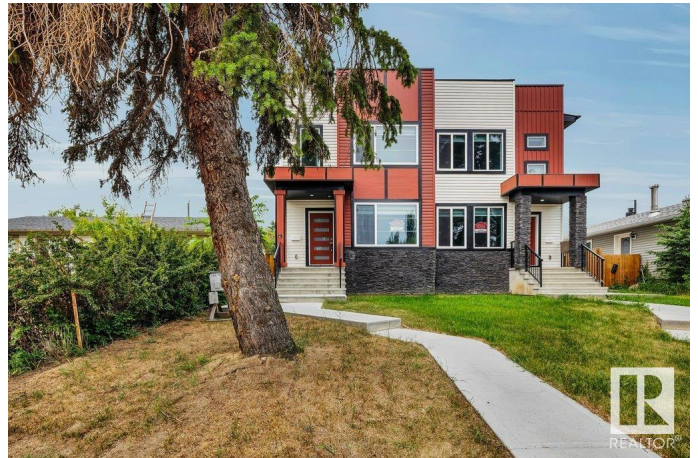
Avonmore, Edmonton, AB

Welcome to Avonmore! Welcome to this exceptional newer-built SIDE-BY-SIDE DUPLEX, both sides offering over 4,230 SqFt of fully finished living space, including LEGAL BASEMENT SUITES—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      | 7.00                |
| Full Baths     | 6                   |
| Half Baths     | 2                   |
| Square Footage | 2,924               |
| 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 | 8                                     |
| Parking        | Quad or More Detached                 |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, 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 | 96              |
| Zoning         | Zone 17         |

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Listing information last updated on September 17th, 2025 at 8:47am MDT