

## \$574,900 - 2444 78 Street, Edmonton

MLS® #E4446133

**\$574,900**

5 Bedroom, 3.50 Bathroom, 1,822 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Beautifully updated 5-bedroom, 4-bathroom home nestled on a quiet, family-friendly cul-de-sac. This well-designed home offers a bright and functional layout with a spacious main floor, featuring a modern kitchen, generous dining area, cozy living room and family room—perfect for daily living and entertaining. Upstairs you'll find a full bathroom, 3 bedrooms, including a large primary suite with an ensuite bath and walk-in closet. The recently finished basement with side entrance adds incredible versatility with 2 additional bedrooms, a den, full bathroom, and a kitchenette—ideal for guests, or future secondary suite potential. Enjoy the convenience of an attached double garage and a large private yard with mature apple trees and a poured concrete patio. With many upgrades and renovations already done, this home is move-in ready and has been well maintained. A perfect blend of comfort, space, and opportunity in a sought-after neighborhood.

Built in 1978

### Essential Information

MLS® # E4446133

Price \$574,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2444 78 Street
Area	Edmonton
Subdivision	Meyonohk
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3W4

### Amenities

Amenities	Off Street Parking, On Street Parking, Bar, No Animal Home, No Smoking Home, Patio, Wet Bar, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
----------	-------------

Exterior Features	Cul-De-Sac, Fruit Trees/Shrubs, Schools, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	1
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 10:48am MDT