

## \$450,000 - 2420 78 Street, Edmonton

MLS® #E4444323

**\$450,000**

3 Bedroom, 1.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this well-maintained Engelman-built home located in a mature and highly desirable Millwoods neighbourhood of Meyonohk. Perfectly situated close to multiple schools, shopping centres, parks, and all the amenities your family needs, this home offers incredible convenience and timeless appeal. Step inside and you'll find: 3 spacious bedrooms on the main floor 1.5 bathrooms, including a convenient half bath ensuite A traditional layout with all original finishes â€“ showcasing the pride of ownership throughout Newer shingles on the roof and eavestroughs provide peace of mind. Unfinished basement ready for your personal touch creating additional living space The large lot features mature trees and landscaping, offering a private and peaceful setting to enjoy all year round. This is a rare opportunity to own a solid, quality-built home with character and potential in one of Edmonton's most established communities.

Built in 1983

### Essential Information

MLS® #	E4444323
Price	\$450,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2420 78 Street
Area	Edmonton
Subdivision	Meyonohk
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3W4

### Amenities

Amenities	Exterior Walls- 2"x6"
Parking	Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**School Information**

Elementary	Meyonohk School
High	J. Percy Page

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	22
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 17th, 2025 at 1:48pm MDT