

## \$484,900 - 16524 78 Avenue, Edmonton

MLS® #E4464879

**\$484,900**

4 Bedroom, 2.50 Bathroom, 1,195 sqft  
Single Family on 0.00 Acres

Patricia Heights, Edmonton, AB

Welcome to your cozy quarters in Patricia Heights. This charming bungalow has everything you want in a family home. A welcoming living room with a cozy gas fireplace overlooks your enclosed front yard and generous front porch, perfect for a peaceful morning rocking chair coffee. The bright kitchen features large windows, a gas stove, and a spacious dining area perfect for slow weekend mornings. Three comfortable bedrooms on the main level are ideal for growing families, plus a separate entrance leads to a basement MIL suite, perfect for teenagers seeking independence. The large backyard is ready for summer fires, BBQs, and playtime. The oversized double garage is a true bonus - heated, roomy, and ready for vehicles, hobbies, and man-crafts. Just a few houses from Patricia Heights School, steps to ravine trails, and minutes to the Whitemud, Henday and West Edmonton Mall. Just painted, new roof in 2022, & loved and cared for by the same owners for 25 years - it's ready for its next chapter.

Built in 1968

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4464879  |
| Price  | \$484,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,195                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16524 78 Avenue  |
| Area        | Edmonton         |
| Subdivision | Patricia Heights |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 3E6          |

### Amenities

|           |                                                                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows, See Remarks, Vacuum System-Roughed-In |
| Parking   | Double Garage Detached                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Refrigerators-Two, Stoves-Two, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                                          |
| Stories           | 2                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Fiberglass                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Patricia Heights School |
|------------|-------------------------|

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 22            |

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Listing information last updated on November 9th, 2025 at 7:47pm MST