

\$449,900 - 15306 78 Avenue, Edmonton

MLS® #E4463748

\$449,900

3 Bedroom, 1.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Rio Terrace, Edmonton, AB

MINUTES FROM THE RIVER VALLEY & TRAILS! This charming 3 bedroom bungalow is nestled in one of the Edmonton's most desirable neighbourhoods. Step inside to a bright spacious living room featuring a large south facing picture window that fills the space with tons of natural light. The heart of the home offers a retro style kitchen with classic vintage cabinetry, timeless white appliances and a cozy breakfast nook. Downstairs has a huge recreation room with the original bar adding a touch of nostalgic charm to the entertaining space. Outside, the double car garage provides ample parking and workspace. Surrounded by mature trees and friendly neighbours this home offers a peaceful setting with all the conveniences nearby. Walking distance to French Immersion & German Bilingual School, playground, splash park, skating rink, community hall, baseball diamond & soccer fields. Come live in this mature community with a mix of young families & long time owners. This is a place you will be proud to call home! MOVE IN!

Built in 1959

Essential Information

MLS® # E4463748

Price \$449,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,280
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	15306 78 Avenue
Area	Edmonton
Subdivision	Rio Terrace
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3C7

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	RIO TERRACE
Middle	HILLCREST/LAURIER
High	JASPER PLACE/ST. FX

Additional Information

Date Listed	October 28th, 2025
Zoning	Zone 22

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