

# \$449,500 - 8925 79 Avenue, Edmonton

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MLS® #E4431043

## \$449,500

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Do you like saskatoon berries? Aside from the many attributes inside the home, this solid and well-built bungalow is paired like a fine wine to a stunning outdoor space with over 6100 sq ft, includes the noted saskatoons, a lovely garden, and so much beautiful greenery that will have your guests thinking your live in the botanical gardens. Inside the home, you'll find a sense of openness while maintaining room separation. With each floor having 2 bedrooms and 1 bath, this home has the flexibility desired by a variety of family types. The home is situated close to many of Edmonton's hot spots allowing you to explore all that the city has to offer. The peace, maturity and beauty of the neighborhood are seen as you take evening walks. Whether you are looking for a great first home, downsizing, adding to your rental portfolio, or investing, this home is for you.



Built in 1952

## Essential Information

MLS® #	E4431043
Price	\$449,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,018

Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8925 79 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0R4

### **Amenities**

Amenities	On Street Parking, No Smoking Home, R.V. Storage
Parking	Parking Pad Cement/Paved, Single Garage Detached, See Remarks

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donnan, Rutherford
Middle	Kenilworth, Vimy Ridge
High	McNally, Vimy Ridge

## Additional Information

Date Listed April 16th, 2025

Days on Market 7

Zoning Zone 17

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