

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

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 4

Zoning Zone 17

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Listing information last updated on April 20th, 2025 at 3:17am MDT