

## \$439,000 - 8151 79 Avenue, Edmonton

MLS® #E4442523

**\$439,000**

2 Bedroom, 1.00 Bathroom, 809 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Investors Alert! BUY AND HOLD! BUY AND BUILD! KING EDWARD PARK OPPORTUNITY TO RENT WHILE YOU PLAN YOUR INVESTING HOME! Just down the road from the BONNIE DOON LRT that is only 11 MIN WALKING distance. This little bungalow offers upgraded R50 insulation, newer front porch, electric fireplace, shingles are 17 years old, Furnace (2008), all but one of the windows is newer. Newer pressure treated fences around the entire backyard. Parking tent for one car in the back and plenty of free street parking. More than enough space to put up a garage. Steps to public transportation. Beautiful location on a beautiful tree-lined street! Lot size is 42 X 130.

Built in 1950

### Essential Information

MLS® #	E4442523
Price	\$439,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	0.00
Year Built	1950
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8151 79 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P9

### Amenities

Amenities	See Remarks
Parking	Rear Drive Access

### 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, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 17

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