# \$570,000 - 7949 79 Avenue, Edmonton

MLS® #E4439908

## \$570,000

5 Bedroom, 3.50 Bathroom, 1,550 sqft Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this well-built 3+2 bedroom, 3.5 baths half duplex with a separate entrance in the desirable King Edward Park community. The main floor features a bright, spacious open-concept layout with 9' ceilings, crown moulding, and hardwood flooring throughout. The gourmet kitchen boasts ample cabinetry, granite countertops, high-end stainless steel appliances, and elegant design details. A cozy fireplace enhances the dining area. Upstairs features three bedrooms, a 4pc main bathroom, and convenient upper-level laundry. The primary bedroom includes a beautiful 4pc ensuite and large double closets. The basement offers a private entrance featuring two additional bedrooms, a full 4-piece bathroom, a kitchen, and a comfortable living areaâ€"perfect for extended family or guests. Located on a quiet, tree-lined street, this home is close to the LRT station, Mill Creek Ravine, schools, shopping, and all amenitiesâ€"with quick access to Downtown and U of A!

Built in 2014

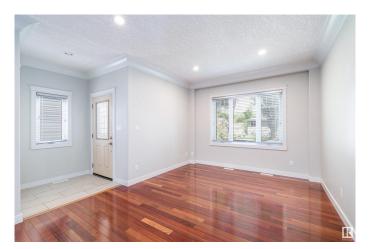
#### **Essential Information**

MLS® # E4439908 Price \$570,000

Bedrooms 5







Bathrooms 3.50 Full Baths 3

Half Baths 1

Square Footage 1,550 Acres 0.00 Year Built 2014

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 7949 79 Avenue

Area Edmonton

Subdivision King Edward Park

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0P7

## **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, Insulation-Upgraded, Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Gas,

Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two,

Microwave Hood Fan-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 1st, 2025

Days on Market 63

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 9:02am MDT