# \$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.



#### **Essential Information**

MLS® # E4442523 Price \$439,000

Bedrooms 2 Bathrooms 1.00

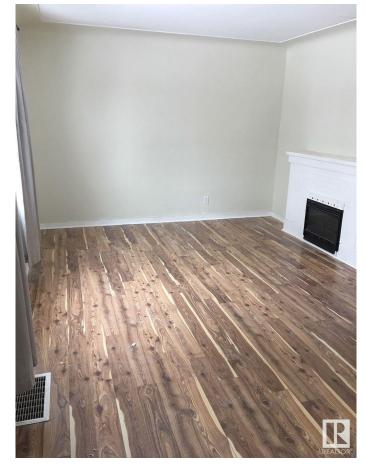
Full Baths 1

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

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 June 16th, 2025 at 2:17am MDT