

## **\$439,000 - 16808 79a Avenue, Edmonton**

MLS® #E4435694

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this beautifully updated bungalow in Elmwood! Situated on a quiet street, this home offers fantastic curb appeal with a charming front porch and pergola. The fully fenced yard features mature trees, a large private deck, and plenty of space for outdoor entertaining. Inside, the bright living room showcases a cozy wood burning fireplace and large windows that fill the home with natural light. The spacious kitchen includes solid wood cabinetry, stainless steel appliances, and a gas stove, plus an open dining area. The main floor offers 2 bedrooms, including an oversized primary suite with its own fireplace and convenient half bath. The fully finished basement includes a separate entrance, large family room, additional bedroom, 3-piece bath, and abundant storage. Recent updates include newer HWT, furnace, and fresh paint throughout. The property boasts an oversized, heated, and insulated double garage with gated RV parking. Close to Misericordia Hospital, WEM, and the new Valley Line West LRT.

Built in 1965

### **Essential Information**

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Price \$439,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 16808 79a Avenue |
| Area        | Edmonton         |
| Subdivision | Elmwood          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 3J5          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Front Porch, No Smoking Home, Parking-Extra                       |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized, RV Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced,    Playground    Nearby,    Public    Swimming    Pool,    Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 22       |

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Listing information last updated on June 17th, 2025 at 8:02pm MDT