

\$450,000 - 8901 79 Avenue, Edmonton

MLS® #E4431513

\$450,000

2 Bedroom, 2.50 Bathroom, 1,388 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

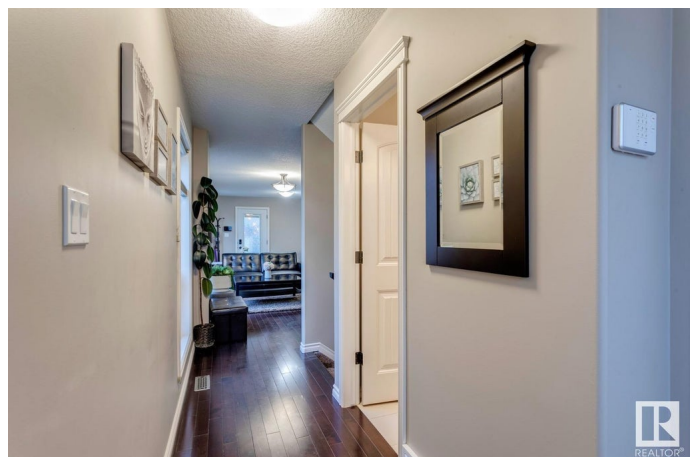
Welcome to this beautifully maintained half duplex nestled in the heart of King Edward Park, one of Edmonton's most vibrant & walkable communities! This thoughtfully designed home offers a rare dual primary bdrm layout, great for shared living. The open-concept main floor is filled w/ natural light courtesy of bright east-facing windows & feat. a spacious living & dining area that flows into a modern kitchen. A dedicated main floor office provides the perfect work-from-home space or quiet retreat. Upstairs, you'll find two generously sized primary bdrms, each w/ its own ensuite & walk-in closet. Step outside to a fully landscaped, sunny south-facing backyard - perfect for summer gatherings. Add'l highlights incl. hardwood floors, a gas stove, central AC & a single detached garage for secure parking w/ accessory parking pad. Situated on a quiet, tree-lined street just minutes from schools, Whyte Ave, Mill Creek Ravine, shopping & transit, this home is the ideal combination of comfort, function & location!

Built in 2014

Essential Information

MLS® # E4431513

Price \$450,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,388 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8901 79 Avenue |
| Area | Edmonton |
| Subdivision | King Edward Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0R7 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Closet Organizers |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping |

| | |
|--------------|---------------------|
| | Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Donnan School (K-6) |
| Middle | Kenilworth (7-9) |
| High | McNally School (10-12) |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 17 |

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Listing information last updated on May 1st, 2025 at 9:47pm MDT