

## \$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 | 1               |
| Zoning         | Zone 17         |

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