

## \$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

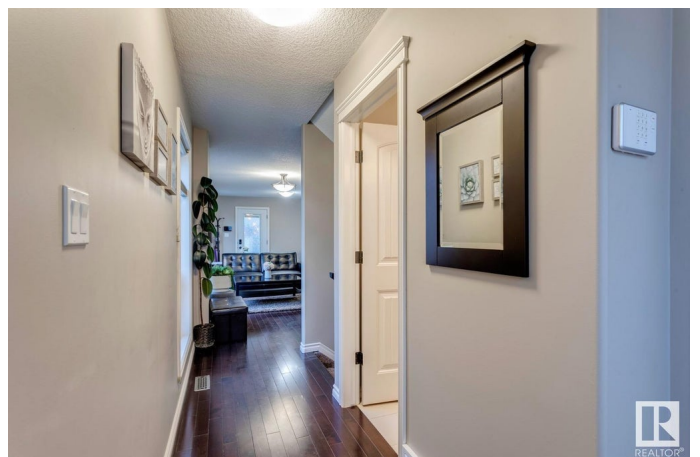
Welcome to this beautifully maintained half duplex nestled in the heart of King Edward Park, one of Edmonton's most vibrant & walkable communities! This thoughtfully designed home offers a rare dual primary bdrm layout, great for shared living. The open-concept main floor is filled w/ natural light courtesy 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 | 20               |
| Zoning         | Zone 17          |

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Listing information last updated on May 7th, 2025 at 6:17am MDT