

## \$570,000 - 7949 79 Avenue, Edmonton

MLS® #E4439908

**\$570,000**

5 Bedroom, 3.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

King Edward Park, Edmonton, AB

Welcome to this well-built 3+2 bedroom, 3.5 baths half duplex with a separate entrance in the desirable King Edward Park community. The main floor features a bright, spacious open-concept layout with 9'™ ceilings, crown moulding, and hardwood flooring throughout. The gourmet kitchen boasts ample cabinetry, granite countertops, high-end stainless steel appliances, and elegant design details. A cozy fireplace enhances the dining area. Upstairs features three bedrooms, a 4pc main bathroom, and convenient upper-level laundry. The primary bedroom includes a beautiful 4pc ensuite and large double closets. The basement offers a private entrance featuring two additional bedrooms, a full 4-piece bathroom, a kitchen, and a comfortable living area—perfect for extended family or guests. Located on a quiet, tree-lined street, this home is close to the LRT station, Mill Creek Ravine, schools, shopping, and all amenities—with quick access to Downtown and U of A!

Built in 2014

### Essential Information

MLS® # E4439908

Price \$570,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 7949 79 Avenue   |
| Area        | Edmonton         |
| Subdivision | King Edward Park |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6C 0P7          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Insulation-Upgraded, Vinyl Windows |
| Parking   | Double Garage Detached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 17        |

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Listing information last updated on July 14th, 2025 at 4:32am MDT