

## \$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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