

## **\$379,000 - 12438 79 Street, Edmonton**

MLS® #E4430875

**\$379,000**

4 Bedroom, 2.00 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

RARE FIND! LARGE 1367 SQ. FT. BUNGALOW WITH FINISHED IN-LAW SUITE WITH SEPERATE ENTRANCE ALLOWING FOR POSSIBLE LEGAL SUITE AND IS SITAUATED ON A LARGE OVER-SIZED LOT IN THE BEAUTIFUL AND HIGHLY SOUGHT AFTER ELMWOOD PARK

NEIGHBOURHOOD. Fantastic bungalow with numerous upgrades Newer Roof, Newer Windows, Newer Siding, New Front Porch and a lot more. Situated on large 8249 sq. ft. lot on PICTUREQUE TREE-LINED STREET. Very URBAN!! BOASTING 1360 sq. ft. on main floor with fully finished basement and mother in law suite. WOW Massive and Impressive main floor living/dining room. Large bedrooms and upgraded kitchen and bath. Large fenced yard with a large two-tiered deck, firepit and tons of room for the little ones and Fido. Huge Oversized Double Garage and a New Large Concrete Parking Pad which can also double as R.V PARKING a patio or basketball court. LARGE BUNGALOWS LIKE THIS BEAUTY ARE NOT EASY TO FIND! DON'T HESITATE, VIEW TODAY!

Built in 1958

### **Essential Information**

MLS® # E4430875

Price \$379,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12438 79 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2M3         |

### **Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks |
| Parking Spaces | 6                                                                |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, RV Parking     |

### **Interior**

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                            |
| Stories      | 2                                                                    |
| Has Basement | Yes                                                                  |
| Basement     | Full, Finished                                                       |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                               |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Stucco, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Delton School    |
| Middle     | Killarney School |
| High       | Eastglen School  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 05          |

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