

\$504,900 - 8317 79 Street, Edmonton

MLS® #E4432233

\$504,900

4 Bedroom, 2.00 Bathroom, 1,241 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Beautiful UPGRADED Bungalow in Idylwylde. Here is your chance to move into a FULLY FINISHED 1240 SF 3 + 1 BEDROOM/2 FULL BATH AFFORDABLE home near all the finer things Edmonton has to offer. University of Alberta, Whyte Avenue, Downtown core, Fun shops & restaurants, Public Transportation, River Valley Trails...it's all mere minutes away. UPGRADES include: Newer laminate flooring in upstairs MINUS the bedrooms (2023), Dishwasher (2023), METAL ROOF, HOT WATER ON DEMAND. Enjoy a LARGE PRIVATE east facing backyard with a 6' fence PLUS a Hot tub/pergola. OVER-SIZED Double Detached garage with additional space for your RV. Newer windows throughout. The finished basement boasts a SEPARATE ENTRANCE with a wet bar that can easily be changed into a second kitchen, large rec room, spacious bedroom, full bathroom, & laundry room. AIR CONDITIONING. NEW SEWER LINE in 2022! The cherry on top is the LOT SIZE of 55 x 120.

Built in 1954

Essential Information

MLS® # E4432233

Price \$504,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,241 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8317 79 Street |
| Area | Edmonton |
| Subdivision | Idylwylde |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 2P1 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Hot Water Tankless |
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Schools, Shopping Nearby |
| Lot Description | 55 X 120 (geojet) |
| Roof | Metal |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 18 |

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Listing information last updated on May 1st, 2025 at 2:17am MDT