

## \$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

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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	65
Zoning	Zone 17

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