

## \$449,000 - 16808 79a Avenue, Edmonton

MLS® #E4435694

**\$449,000**

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Welcome to this beautifully updated bungalow in Elmwood! Situated on a quiet street, this home offers fantastic curb appeal with a charming front porch and pergola. The fully fenced yard features mature trees, a large private deck, and plenty of space for outdoor entertaining. Inside, the bright living room showcases a cozy gas fireplace and large windows that fill the home with natural light. The spacious kitchen includes solid wood cabinetry, stainless steel appliances, and a gas stove, plus an open dining area. The main floor offers 2 bedrooms, including an oversized primary suite with its own fireplace and convenient half bath. The fully finished basement includes a separate entrance, large family room, additional bedroom, 3-piece bath, and abundant storage. Recent updates include newer HWT, furnace, and fresh paint throughout. The property boasts an oversized, heated, and insulated double garage with gated RV parking. Close to Misericordia Hospital, WEM, and the new Valley Line West LRT.

Built in 1965

### Essential Information

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Price \$449,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16808 79a Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3J5

### Amenities

Amenities	Front Porch, No Smoking Home, Parking-Extra
Parking	Double Garage Detached, Heated, Insulated, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	23
Zoning	Zone 22

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