

## \$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	6
Zoning	Zone 18

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Listing information last updated on April 29th, 2025 at 3:47pm MDT