

## \$527,900 - 7708 79 Avenue, Edmonton

MLS® #E4435993

**\$527,900**

4 Bedroom, 3.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

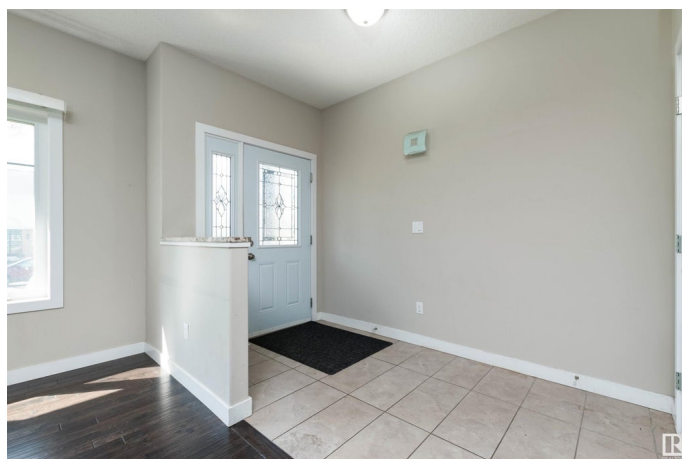
King Edward Park, Edmonton, AB

KING EDWARD PARK! Prime location for this beautiful half duplex! Offering 1608 square feet plus a FULLY FINISHED BASEMENT plus a SIDE ENTRANCE! Modern design with 9 ft ceilings and hardwood floors. Spacious living room with gas fireplace. GORGEOUS KITCHEN! Featuring rich cabinetry, Granite countertops, appliances, tiled flooring and a generous dining area. Upstairs are 3 bedrooms, a 4 piece bathroom and convenient upper laundry. The Primary Bedrooms has a beautiful 4 piece ensuite and walk-in closet. Awesome basement with a large family room, wet bar, 4th bedroom, 4 piece bathroom, and second laundry area. Fenced and landscaped backyard with a DOUBLE detached & HEATED garage. Close to U of A, public transit, downtown, shopping and more! IMMEDIATE POSSESSION is available! Visit REALTOR® website for more information.

Built in 2014

### Essential Information

MLS® #	E4435993
Price	\$527,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,609
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7708 79 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P6

### Amenities

Amenities	Ceiling 9 ft., Vaulted Ceiling
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 12th, 2025

Days on Market 1

Zoning Zone 17

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Listing information last updated on May 13th, 2025 at 3:17pm MDT