

## **\$399,900 - 13008 79 Street, Edmonton**

MLS® #E4433703

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,254 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome Home! AWESOME FAMILY READY HOME on Corner lot nestled in quiet safe friendly community sits this beautiful 1254 sq ft bungalow with detached double garage. Full fenced yard with room for storage. Mature yard with sheds, storage, trees, and patio. Beautiful sunny back yard! Main floor has terrific floor plan with large living room, leads to 3 upper bedrooms and full bathroom. Third bedroom being used as tv room and den. Full bathroom with tub. Walk through kitchen with stone counter tops, storage, and all appliances included. Main floor front dining room. Side split entrance leads to side of home and full finished basement. Extra large utility room/storage area/laundry space. 2 Basement bedrooms, full bathroom with stand up shower and oversized basement family room with brick fireplace. Home has tons of potential and lots of space. Notable features include hardwood floors, ac, heated garage, storage sheds, vinyl windows, updates to kitchen, bathrooms, and more over the years!

Built in 1964

### **Essential Information**

MLS® # E4433703

Price \$399,900

Bedrooms 5



Bathrooms	2.00
Full Baths	2
Square Footage	1,254
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13008 79 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1J3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	See Remarks

Construction	Wood, See Remarks
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 02

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