

## \$469,000 - 3507 79 Street, Edmonton

MLS® #E4440052

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

This updated bungalow in Richfield shows pride of ownership throughout, inside and out. Close to schools and parks, this home is in an ideal location for families. Great curb appeal with low-maintenance landscaping in the front, newer sidewalk and extra parking space. The backyard is a private oasis with patio and expansive deck - no lawn to mow! The double garage has plenty of room for extra parking. Step inside and enjoy the renovated main floor with triple-glazed windows, Brazilian HW and Custom cherry kitchen cabinets with Granite counters, gas range and built in double oven, open to the large sunken living room with brick gas fireplace. There are 3 bedrooms up and the Primary bedroom is large with 3pc renovated ensuite. The main floor bath is also renovated. The basement area has newer high-gloss planking with Family room area, additional 3-pc bath, storage area and two additional rooms. Upgraded electrical, hot water tank and recent shingles. Well-maintained and ready for new owners!

Built in 1973

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440052  |
| Price    | \$469,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3507 79 Street |
| Area        | Edmonton       |
| Subdivision | Richfield      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 0G1        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Deck, Hot Water Natural Gas, No Smoking Home, Patio |
| Parking Spaces | 6                                                   |
| Parking        | Double Garage Detached, Insulated                   |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Oven Built-In-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Brick Facing, Mantel                                                                                                                                          |
| Stories           | 2                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground |

Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 29        |

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Listing information last updated on June 17th, 2025 at 12:47pm MDT