

## **\$185,000 - 45 2703 79 Street, Edmonton**

MLS® #E4443944

**\$185,000**

2 Bedroom, 1.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Meyonohk, Edmonton, AB

A STYLISH, SERENE SANCTUARY awaits you. Located in a QUIET area with ample GREEN SPACE, this pristine 2 BEDROOM CONDO welcomes the morning light facing south-east, revealing an ELEGANTLY PAINTED LIVING ROOM seamlessly preceding the INTIMATE DINING AREA. The MODERN KITCHEN is inhabited by a GAS STOVE and WALK-IN PANTRY that will satisfy any culinary enthusiast. The MODERN BATHROOM features an oversized WALK-IN SHOWER and thoughtful STORAGE. The PRIMARY BEDROOM boasts a WALK-IN CLOSET, while the second bedroom offers great flexibility and storage. With durable VINYL PLANK FLOORING throughout, updated WINDOW COVERINGS, IN-SUITE LAUNDRY, and BONUS LOCKED STORAGE just inside your SEMI-SHELTERED FRONT YARD, this is TRULY MOVE-IN READY! Close to a REC CENTRE, parks, shopping, and reasonably situated near the VALLEY LINE LRT, this is a smart choice to balance convenience and lifestyle!

Built in 1982

### **Essential Information**

MLS® # E4443944

Price \$185,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 882               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 45 2703 79 Street |
| Area        | Edmonton          |
| Subdivision | Meyonohk          |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 3Z6           |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Detectors Smoke, See Remarks |
| Parking   | Stall                        |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Corner, Double Sided, Tile Surround   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 29         |
| Condo Fee      | \$338           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 9:47pm MDT