

## **\$379,900 - 12244 79 Street, Edmonton**

MLS® #E4454213

**\$379,900**

2 Bedroom, 2.00 Bathroom, 705 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Delightful 705 sq ft bungalow with POTENTIAL PLUS for this huge 835.54 sq metre corner lot in Elmwood Park. Character packed warmth from the beautifully preserved original wood floors and panelled doors providing a historic tribute to this cozy home. Newer vinyl windows, doors, shingles and renovated bathrooms and newer furnace contribute to the value while retaining the integrity of the home. Two bedrooms on main along with living rm, kitchen and renovated bathroom. Downstairs rec room and another bathroom along with laundry and storage. Huge lot with shade trees, patio and hedges continues the warmth and contains overlength double garage 20x32 providing space for hobbies and workshop along with vehicle storage. Ideal property for redevelopment into multifamily with RS zoning, potential to accommodate up to an 8plex. Location on quiet street but close proximity to 82 St and easy access to downtown or the Yellowhead. Super opportunity to own a sturdy home with huge potential for future development.

Built in 1946

### **Essential Information**

MLS® # E4454213

Price \$379,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 705                    |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12244 79 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood Park    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2L7         |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Deck, No Smoking Home, Vinyl Windows       |
| Parking Spaces | 5                                          |
| Parking        | Double Garage Detached, Heated, Over Sized |

### **Interior**

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                           |
| Stories      | 2                                                                   |
| Has Basement | Yes                                                                 |
| Basement     | Full, Partially Finished                                            |

### **Exterior**

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

Date Listed            August 22nd, 2025  
Days on Market      9  
Zoning                Zone 05

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