

## \$434,900 - 12430 79 Street, Edmonton

MLS® #E4429256

**\$434,900**

4 Bedroom, 2.50 Bathroom, 1,550 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

### BEAUTIFUL UPDATED HOME IN ELMWOOD

PARK! This developed community has easy access to nearby amenities, major routes of traffic, parks, shopping and more! This spacious 2 storey home offers inviting curb appeal with a lovely front yard and front deck. As you step inside, you're greeted by an open concept main living area with LVP flooring throughout and large picture windows that allow for plenty of natural light to cascade across the space. The second floor is it's own oasis and offers 3 spacious bedrooms, and a 4pc bathroom. Head down to a fully developed basement, where you'll have the added bonus of extra storage space, large bedroom, and a 3 pc bathroom and new HWT 2025. Finally, the beautiful west-facing backyard boasts access to the triple garage, room to park your RV, and it's adorned with shrubs and perennials! New sidewalks & street lights in 2024! Everything you need, plus everything you want is here in Elmwood Park!

Built in 2004

### Essential Information

MLS® #	E4429256
Price	\$434,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12430 79 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2M3

### **Amenities**

Amenities	R.V. Storage, See Remarks
Parking Spaces	6
Parking	Triple Garage Detached, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Vacuum System Attachments, Vacuum Systems, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton School
Middle	Balwin
High	Eastglen

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 05

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