

## \$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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