

Courtesy Of Lauren K Hunt Of RE/MAX River City

## \$349,000 - 11908 77 Street, Edmonton

MLS® #E4445752

**\$349,000**

2 Bedroom, 1.50 Bathroom, 1,567 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to East Wood! Nestled on a quiet block. This charming 2-storey home is move in ready. With over 1500f livable space, RARE double ATTACHED garage she offers all the space needed. As you walk in you will love the boot room/porch perfect for taking in the west facing sun. The main floor front room would be a great office or additional bedroom and you will love the large windows throughout the main floor open concept dining, living room & kitchen with its updated cabinets, counters and appliances. As you make your way to the second floor, look up to the vaulted ceilings and skylights creating a naturally lit bonus room. With 2 large bedrooms and another bathroom, this is the perfect family home or rental. Updates in the last 6 years include: HWT, Furnace, Shingles, Appliances, Flooring, Windows, Kitchen & Cabinets. Close to schools, parks, public transit. Close to Yellowhead makes it an easy access to the downtown. PS. Huge lot. She is waiting for you. Welcome Home!!

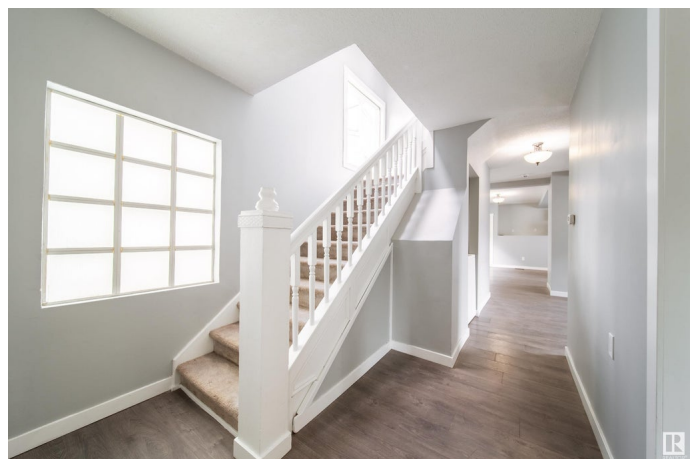
Built in 1990

### Essential Information

MLS® # E4445752

Price \$349,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,567                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11908 77 Street |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2G4         |

### Amenities

|           |                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Hot Water Electric, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached                                                                                                                             |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | See Remarks, Unfinished                                                                                             |

### Exterior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 05        |

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Listing information last updated on August 3rd, 2025 at 6:02am MDT