

## \$479,000 - 9108 79 Street, Edmonton

MLS® #E4454575

**\$479,000**

3 Bedroom, 2.00 Bathroom, 928 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

TURNKEY, upgraded and well loved bungalow for sale in Holyrood! Completely redone kitchen with additional cabinets added, well kept hardwood floors on the main level and a mother in law suite, with a separate entrance, in the basement!! A great starter home opportunity, on a beautiful tree lined street in one of South Edmonton's best neighborhoods! Other upgrades include a 2019 MAIN SEWER LINE Upgrade, A/C, 100 amp panel, high efficiency furnace (2021), newer shingles, vinyl windows, washer/dryer, and a very well kept, easy to maintain, FULLY FENCED, back yard with plenty of privacy! With easy access to Bonnie Doon Mall, the Valley line LRT, and Edmonton's beautiful river valley, this one wont last long!

Built in 1953

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454575  |
| Price          | \$479,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 928       |
| Acres          | 0.00      |
| Year Built     | 1953      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9108 79 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2R4        |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, Detectors Smoke, Guest Suite, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                                                                                 |
| Parking        | Over Sized, Single Garage Detached                                                                                                                |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| Stories           | 2                                                                                                                                 |
| Has Suite         | Yes                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

### Exterior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Subdividable Lot, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                         |

**Additional Information**

Date Listed            August 25th, 2025  
Days on Market      15  
Zoning                 Zone 18

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