

## \$400,000 - 16523 79a Avenue, Edmonton

MLS® #E4447371

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Come home to Elmwood in this fantastic 4-bedroom, 2.5-bath bungalow! This home has been meticulously maintained and includes many recent updates, including new shingles, furnace, hot water tank, updated insulation the attic, garage door, air conditioning, and more. The main floor features a well-planned layout with three bedrooms, 1.5 bathrooms, spacious living and dining areas, and a bright eat-in kitchen that's perfect for family meals. The finished basement offers a large rec room with a fireplace, an additional bedroom, a full bath, a laundry room, and plenty of storage space. Outside, you'll find a beautifully landscaped, fully fenced yard and a double attached garage. Elmwood is a fantastic central neighbourhood within walking distance to schools, the LRT, shopping, parks, trails, and more. Plus, enjoy quick access to both the Anthony Henday and Whitemud!

Built in 1965

### Essential Information

MLS® #	E4447371
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,246



Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16523 79a Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3J2

### Amenities

Amenities	Air Conditioner, Insulation-Upgraded, No Animal Home, No Smoking Home, Patio
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 22

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