



Edmonton Alberta

\$419,000

3031 79 ST NW, EDMONTON, AB. RARE FIND FLOOR PLAN OF THIS SPACIOUS 2 STORY WITH A LARGE BALCONY ON TOP OF THE GARAGE. MAIN FLOOR HAS ENTRY FOYER, LIVING ROOM WITH BAY WINDOW, DINING ROOM WITH PATIO DOOR TO DECK OVERLOOKING THE FENCED BACKYARD, HALLWAY TO 3 PIECES BATHROOM WITH THE NEWLY CERAMIC BUILT-IN TILED SHOWER, TO THE DOUBLE ATTACHED GARAGE HAS ABOUT 10 FT CEILING HIGH. UPSTAIRS HAS BONUS ROOM WITH FIREPLACE & DOOR TO THE LARGE BALCONY, FULL BATH, 3 GOOD-SIZED BEDROOMS. MASTER BEDROOM HAS HALF BATH ENSUITE. BASEMENT FINISHED WITH FAMILY ROOM, 2 BEDROOMS, FULL BATH WITH SHOWER. PROPERTY HAS NEWER SHINGLE, HOT WATER TANK, MAIN FLOOR SHOWER STALL, FRIDGE, WASHER, WINDOW COVERING IN KITCHEN & LIVING ROOM. PROPERTY TAX IS \$4240.00 FOR 2025 (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room u

Listing Presented By:



Originally Listed by:
Sterling Real Estate

REMAX
Excellence

REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.