

\$379,900 - 12244 79 Street, Edmonton

MLS® #E4454213

\$379,900

2 Bedroom, 2.00 Bathroom, 705 sqft

Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

Delightful 705 sq ft bungalow with POTENTIAL PLUS for this huge 835.54 sq metre corner lot in Elmwood Park. Character packed warmth from the beautifully preserved original wood floors and panelled doors providing a historic tribute to this cozy home. Newer vinyl windows, doors, shingles and renovated bathrooms and newer furnace contribute to the value while retaining the integrity of the home. Two bedrooms on main along with living rm, kitchen and renovated bathroom. Downstairs rec room and another bathroom along with laundry and storage. Huge lot with shade trees, patio and hedges continues the warmth and contains overlength double garage 20x32 providing space for hobbies and workshop along with vehicle storage. Ideal property for redevelopment into multifamily with RS zoning, potential to accommodate up to an 8plex. Location on quiet street but close proximity to 82 St and easy access to downtown or the Yellowhead. Super opportunity to own a sturdy home with huge potential for future development.

Built in 1946

Essential Information

MLS® # E4454213

Price \$379,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	705
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12244 79 Street
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2L7

Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached, Heated, Over Sized

Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 22nd, 2025
Days on Market 6
Zoning Zone 05

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