

## \$320,000 - 11209 79 Street, Edmonton

MLS® #E4438846

**\$320,000**

2 Bedroom, 1.00 Bathroom, 825 sqft

Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Take a step back in time to 1947 when you find crystal glass door knobs, front and back porches and stained glass windows to welcome you. This beautifully treed street in Cromdale holds a lot of history as does this home. You will find it is pretty much original and being it has been rented for many years it is being sold As Is Where Is. Please take a look and see if you are someone who loves to restore older homes or perhaps just the lot is more to your liking. How great to be able to walk to the foot ball games or a concert in Commonwealth Stadium. So close to downtown, shopping, medical and parks. With the back alley you have access to parking in the back or on the street. A hidden gem for sure.

Built in 1947

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438846  |
| Price          | \$320,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 825       |
| Acres          | 0.00      |
| Year Built     | 1947      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11209 79 Street |
| Area        | Edmonton        |
| Subdivision | Cromdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2J7         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Front Porch, See Remarks |
| Parking   | No Garage, Rear Drive Access, See Remarks   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 09        |

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