

## \$499,900 - 9622 79 Street, Edmonton

MLS® #E4452840

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Tranquil treelined streets lead the attentive buyer to this heartwarming home in Holyrood. This beautiful bungalow has all of its original charm; features that have always made it an ideal home for those lucky enough to live here. With parks, schools, shopping and the river all conveniently close it is a great place to get to or start from with easy commutes and connections to all of Edmonton. The main level is loaded with charming historic features like curved archways and rich hardwood flooring. 3 Bedrooms, a full bath, and a great flow from living to dining to kitchen. Downstairs is a very large family room, and a modern practical 3 piece bath, large laundry and more. The most important upgrades you seek are taken care of like a newer furnace, hot water tank, roof, exterior doors and newer vinyl windows. See remarks. There is an oversized double garage, and the whole yard is well maintained, good sized with an apple tree, attractive low maintenance perennials, a covered patio, and charming pathways.

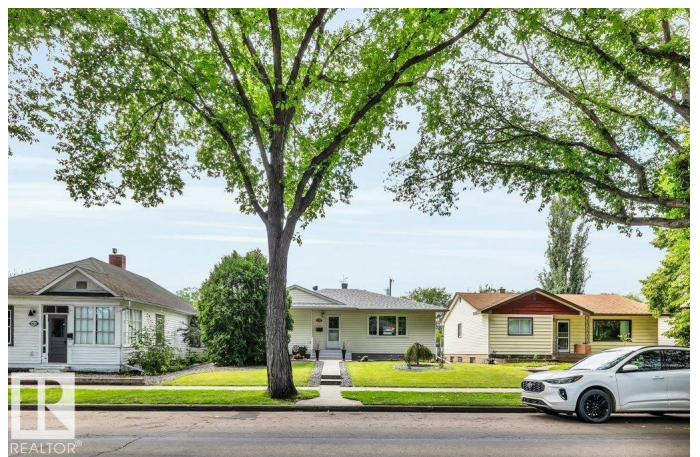
Built in 1956

### Essential Information

MLS® # E4452840

Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,209                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9622 79 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2R9        |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Gazebo, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Insulated, Parking Pad Cement/Paved            |

### Interior

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                           |
| Stories      | 2                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                      |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 14th, 2025

Days on Market                1

Zoning                              Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 15th, 2025 at 8:47pm MDT