

## \$398,000 - 11211 79 Street, Edmonton

MLS® #E4456563

**\$398,000**

5 Bedroom, 2.00 Bathroom, 1,313 sqft  
Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Location, Location, Location! Welcome to the desired comm of Cromdale near downtown & close to River Valley. This well cared for raised bungalow home with SIDE ENTRANCE and FULLY FINISHED BASEMENT makes a great INVESTMENT OPPORTUNITY! On the main floor there is the large entrance and family room with open beam style vaulted ceilings. Formal dining area and separate dining nook or office off kitchen. 3 spacious bedroom and 1 large main bathroom with lots of storage. The raised basement C/W SEPARATE ENTRANCE w/large windows that let in lots of natural light, a large rec/entertainment room with old fashion wet bar. Another small room with the beginnings of a kitchenette, a large laundry room with laundry sink, a full bathroom with stand-up shower and 2 more bedrooms. SUITE POTENTIAL! Great sized low maintenance yard with doubled detached garage. Steps from Northlands. Minutes to Coliseum and park and ride. Close to downtown, shopping schools and parks! STOP WAITING & START LIVING!

Built in 1975

### Essential Information

MLS® #	E4456563
Price	\$398,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11211 79 Street
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2J8

### Amenities

Amenities	Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	1
Zoning	Zone 09

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 September 7th, 2025 at 5:02pm MDT