

# \$259,900 - 11208 79 Street, Edmonton

MLS® #E4462053

**\$259,900**

2 Bedroom, 1.00 Bathroom, 908 sqft  
Single Family on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to the established community of Cromdale! Situated on a beautiful, tree-lined street, this charming 2-bedroom home with a full undeveloped basement, offers incredible potential. With original character, this property is ideal for restoration enthusiasts or those looking to build new on a prime 33, x 120' lot. The location is unbeatable—just minutes from Commonwealth Stadium, Downtown, the River Valley trail system, Borden Park, and major transit routes. Enjoy quick access to shopping, schools, and other key amenities. The property features both on-street parking and off-street access via the back alley. Whether you're a first-time buyer, investor, this is a fantastic opportunity in a central neighbourhood. Don't miss out!

Built in 1947

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462053  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 908       |
| Acres          | 0.00      |
| Year Built     | 1947      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11208 79 Street |
| Area        | Edmonton        |
| Subdivision | Cromdale        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 2J7         |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | On Street Parking |
| Parking   | Rear Drive Access |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, 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, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stucco                     |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 09            |

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