

## \$449,900 - 9837 179 Avenue, Edmonton

MLS® #E4419837

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,164 sqft  
Single Family on 0.00 Acres

Elsinore, Edmonton, AB

Welcome to this lovely bi-level home, nestled in a quiet cul-de-sac in the north Edmonton neighbourhood of Elsinore! The bright main floor features a spacious living room with large windows, filling the space with natural light. The well-appointed kitchen boasts elegant white cabinets, ample storage, and French doors leading to a deck that overlooks the backyard—perfect for outdoor entertaining. The primary bedroom offers comfort and privacy with its own ensuite & walk-in closet, while two additional bedrooms and a 4-piece bathroom complete the main level. The fully finished basement expands your living space with a generous family room, two more bedrooms, and another 4-piece bathroom—ideal for guests or a growing family. Enjoy the large, fenced backyard, perfect for kids, pets, or summer barbecues. Conveniently located close to parks, schools and amenities!

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419837  |
| Price      | \$449,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,164                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9837 179 Avenue |
| Area        | Edmonton        |
| Subdivision | Elsinore        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 6A6         |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached     |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 30th, 2025 |
|-------------|--------------------|

Days on Market 43

Zoning Zone 27

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