

## \$196,900 - 97 2703 79 Street, Edmonton

MLS® #E4445498

**\$196,900**

3 Bedroom, 1.00 Bathroom, 1,043 sqft  
Condo / Townhouse on 0.00 Acres

Meyonohk, Edmonton, AB

**\*\*UPGRADED and UPDATED 3 BEDROOM MAIN FLOOR CARRIAGE HOME W YOUR OWN FENCED YARD\*\*** If you are looking for a turn-key starter home or investment property, this is it! Amazing 3 bedroom, one bath carriage home in Emerald Place III w the lowest condo fee! New Appliances, New countertops, New backsplash, all **NEW NEW NEW!** Huge living room features a gorgeous wood-burning fireplace w big window to the outside fenced patio for your convenience. The kitchen has lots of cupboard space w all brand new stainless steel appliances plus a walk in pantry. Another brand new washer and dryer set and hard finished vinyl flooring throughout, **NO CARPET!! VERY CLEAN PROPERTY!!** Also the furnace is restored recently to make sure its all good to go. This home is well maintained and very easy to take care of and would be great for a young family or retiree. The energized parking stall is just steps from the unit. Close to rec centre, transit, shopping, LRT station and schools. Move in ready and enjoy your new home!

Built in 1982

### Essential Information

MLS® #	E4445498
Price	\$196,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,043
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	97 2703 79 Street
Area	Edmonton
Subdivision	Meyonohk
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3Z6

### Amenities

Amenities	Front Porch, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                MEYONOHK SCHOOL  
Middle                      DAN KNOTT SCHOOL  
High                         J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed                July 3rd, 2025  
Days on Market        9  
Zoning                      Zone 29  
Condo Fee                 \$345

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