

## \$185,000 - 45 2703 79 Street, Edmonton

MLS® #E4443944

**\$185,000**

2 Bedroom, 1.00 Bathroom, 882 sqft

Condo / Townhouse on 0.00 Acres

Meyonohk, Edmonton, AB

A STYLISH, SERENE SANCTUARY awaits you. Located in a QUIET area with ample GREEN SPACE, this pristine 2 BEDROOM CONDO welcomes the morning light facing south-east, revealing an ELEGANTLY PAINTED LIVING ROOM seamlessly preceding the INTIMATE DINING AREA. The MODERN KITCHEN is inhabited by a GAS STOVE and WALK-IN PANTRY that will satisfy any culinary enthusiast. The MODERN BATHROOM features an oversized WALK-IN SHOWER and thoughtful STORAGE. The PRIMARY BEDROOM boasts a WALK-IN CLOSET, while the second bedroom offers great flexibility and storage. With durable VINYL PLANK FLOORING throughout, updated WINDOW COVERINGS, IN-SUITE LAUNDRY, and BONUS LOCKED STORAGE just inside your SEMI-SHELTERED FRONT YARD, this is TRULY MOVE-IN READY! Close to a REC CENTRE, parks, shopping, and reasonably situated near the VALLEY LINE LRT, this is a smart choice to balance convenience and lifestyle!

Built in 1982

### Essential Information

MLS® # E4443944

Price \$185,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.00
Year Built	1982
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### Community Information

Address	45 2703 79 Street
Area	Edmonton
Subdivision	Meyonohk
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 3Z6

### Amenities

Amenities	Detectors Smoke, See Remarks
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Double Sided, Tile Surround
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	12
Zoning	Zone 29
Condo Fee	\$338

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