

## \$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        3  
Zoning                     Zone 29  
Condo Fee                \$345

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 July 6th, 2025 at 3:02am MDT