

## \$399,980 - 12815 79 Street, Edmonton

MLS® #E4440165

**\$399,980**

5 Bedroom, 2.00 Bathroom, 1,029 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this well maintained bungalow with a full legal basement suite located in the heart of Balwin. This 3 bedroom main floor home has a large living room, nice and bright kitchen with tons counter space. The 2 bedroom legal basement suite has a good size kitchen, a large family room & a 3 piece bath. Both suites share a conveniently located laundry room. Updates include newer windows, upgraded electrical & plumbing, and driveway. The home also comes with a single detached garage and RV parking. Located on a quiet street adjacent to a private island park, this family-friendly community is close to schools, shopping, and public transportation. This home is perfect for a savvy investor or a first time buyer looking to build equity right off the start.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440165  |
| Price          | \$399,980 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,029     |
| Acres          | 0.00      |
| Year Built     | 1959      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12815 79 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1J1         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Baseboard, Forced Air-1, Natural Gas                              |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 02        |

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