

## \$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	61
Zoning	Zone 02

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