

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

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MLS® #E4457001

**\$399,980**

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this well-maintained bungalow with a full legal basement suite, perfectly situated in the heart of Balwin. The main floor offers 3 spacious bedrooms, a large living room, and a bright kitchen with plenty of counter space. The legal 2-bedroom basement suite features its own generous kitchen, a spacious family room, and a 3-piece bath, with both suites sharing a conveniently located laundry area. Recent updates include newer windows, upgraded electrical and plumbing, and a refreshed driveway. Outside, enjoy a single detached garage, RV parking, and a quiet street location adjacent to a private island park. Close to schools, shopping, and public transportation, this property is ideal for savvy investors or first-time buyers looking to build equity from day one.

Built in 1959

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457001  |
| Price          | \$399,980 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,033     |
| 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    | September 9th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 02             |

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Listing information last updated on September 15th, 2025 at 9:17pm MDT