

\$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 | 39 |
| Zoning | Zone 02 |

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