\$400,000 - 1 12929 69 Street, Edmonton

MLS® #E4442385

\$400,000

3 Bedroom, 2.50 Bathroom, 1,346 sqft Single Family on 0.00 Acres

Balwin, Edmonton, AB

Immediate possession available! Built in 2018, this 1345 sq ft. half duplex offers 3 bedrooms and 2.5 baths in a bright, modern layout. The main floor features luxury vinyl plank flooring, large windows, and an open-concept living space. Enjoy a white kitchen with stainless steel appliances, granite countertops, a massive island, and excellent storage. A sunny dining area and convenient half bath complete the main level. Upstairs you'll find a spacious primary suite with walk-in closet and 4-pc ensuite, plus two additional bedrooms, a full bath, and laundry. The unfinished basement is ready for your personal touch. Outside, the yard is fully fenced and landscaped with a huge paved parking padâ€"perfect for a future garage. Both sides of this duplex are available, ideal for multi-generational living.

Built in 2018

Essential Information

MLS® # E4442385 Price \$400,000

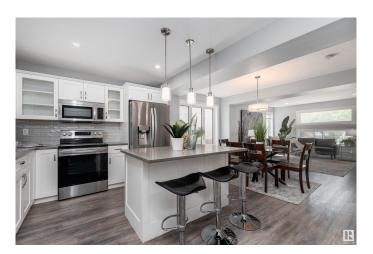
Bedrooms 3

Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 1,346

Acres 0.00







Year Built 2018

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 1 12929 69 Street

Area Edmonton

Subdivision Balwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5C 0H3

Amenities

Amenities See Remarks

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Fenced, Park/Reserve, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Balwin School
Middle Balwin School

High M.E. LaZerte School

Additional Information

Date Listed June 13th, 2025

Days on Market 3

Zoning Zone 02

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 June 16th, 2025 at 1:02pm MDT