

\$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	79
Zoning	Zone 02

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