# \$400,000 - 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

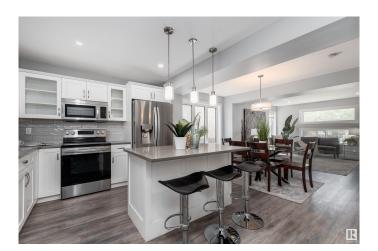
Bathrooms 2.50

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 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 1:47am MDT