

## **\$389,980 - 12815 79 Street, Edmonton**

MLS® #E4457001

**\$389,980**

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	\$389,980
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	50
Zoning	Zone 02

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