

## \$379,500 - 12719 77 Street, Edmonton

MLS® #E4432423

**\$379,500**

4 Bedroom, 1.50 Bathroom, 936 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this beautifully maintained bungalow in the family-friendly community of Balwin! Featuring just under 2,000 sq ft of total living space, this home offers 4 bedrooms, 2 full bathrooms, and a bright, functional layout. The main level includes a spacious living room with hardwood floors, a large dining area, and an updated kitchen with wood cabinetry. Patio doors off the dining room lead to a huge deck—perfect for outdoor entertaining. Two bedrooms and a full bath complete the main level. The fully finished basement boasts a SEPARATE ENTRANCE, 2 more bedrooms, a large rec room, bathroom, and ample storage—ideal for a potential suite or extended family living. Sitting on a large 47'x125' lot, the property also features a double detached garage and space for RV parking. Located close to schools, parks, shopping, and all major amenities. A fantastic opportunity for first-time buyers, growing families, or investors alike!

Built in 1963

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4432423  |
| Price     | \$379,500 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12719 77 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 1C4         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | See Remarks                                    |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Over Sized, RV Parking |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 23rd, 2025

Days on Market       2

Zoning                 Zone 02

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