

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

MLS® #E4437103

\$400,000

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

Balwin, Edmonton, AB

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. Immediate possession available!

Built in 2018

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437103 |
| 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 | May 16th, 2025 |
| Days on Market | 21 |
| Zoning | Zone 02 |

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Listing information last updated on June 6th, 2025 at 6:02am MDT