

\$325,000 - 12816 72 Street, Edmonton

MLS® #E4439063

\$325,000

3 Bedroom, 1.50 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Well-kept half duplex that's ready for its next chapter. The main floor features an open concept kitchen and dining area, with a spacious living/family room up front, giving plenty of room to spread out. Main floor laundry, a half bath and front entrance closet complete this level. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. With the good size primary bedroom boasting a walk-in closet and plenty of natural lighting. The basement is unfinished, offering a blank slate for whatever you need; extra storage, a home gym, or a future rec room, spare bedroom and bathroom. Out back, features a covered deck out the backdoor and a low maintenance backyard, leading you to your detached single garage. A solid choice for a first home owner or investor.

Built in 2002

Essential Information

MLS® #	E4439063
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,210
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	12816 72 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0P5

Amenities

Amenities	On Street Parking, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Balwin and Princeton
Middle	Balwin School
High	M.E Lazerte

Additional Information

Date Listed May 29th, 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 1st, 2025 at 4:32pm MDT