

## \$400,000 - 2 12929 69 Street, Edmonton

MLS® #E4437083

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,333 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Built in 2018, this 1,332 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. Fabulous kitchen boasts a massive island with waterfall quartz countertops, stainless steel appliances, wood cabinetry, 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 pad—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® #	E4437083
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,333



Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2 12929 69 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H3

### **Amenities**

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
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Days on Market 1

Zoning Zone 02

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Listing information last updated on May 17th, 2025 at 10:02am MDT