

## \$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                6

Zoning                            Zone 02

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