

\$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 |
|-------------|----------------|

Days on Market 2

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 May 18th, 2025 at 1:32pm MDT