

\$350,000 - 12818 72 Street, Edmonton

MLS® #E4431271

\$350,000

3 Bedroom, 1.50 Bathroom, 1,217 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® # | E4431271 |
| Price | \$350,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,217 |
| Acres | 0.00 |



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

Community Information

| | |
|-------------|-----------------|
| Address | 12818 72 Street |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5C 0P5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, 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 | Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Balwin and Princeton |
| Middle | Balwin |
| High | M.E Lazerte |

Additional Information

Date Listed April 17th, 2025

Days on Market 14

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 1st, 2025 at 5:47pm MDT