

\$425,000 - 13016 79 Street, Edmonton

MLS® #E4464571

\$425,000

2 Bedroom, 2.00 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

BEAUTIFUL Balwin Bungalow! GREAT curb appeal w/ Stucco & BRICK exterior, BRAND NEW, high end ROOF just installed over \$30k! Welcome to this TURN KEY property w/ large TILED FLOORS leading to the SPACIOUS dining room adjoined to the high-end U SHAPED kitchen w/ EXTRA CABINETS & STONE counter tops. Entertain in the BRIGHT living room w/ OAK BARREL stained hardwood & a corner GAS FIREPLACE to keep you cozy in winter! A HUGE Primary w/ DUAL CLOSETS is perfect for a King sized furniture. A NEWER custom bathroom will impress! Down the hall is another bedroom & linen closet. The basement has a SEPARATE ENTRANCE & leads to a SECOND KITCHEN finished to the same standard as the upper floor; use the attached STORAGE ROOM for your extra stuff. A LAUNDRY ROOM and upgraded 3 piece bath are great for guests. Movie nights in the LARGE rec room complete w/ a WET BAR are yours to enjoy. Park in the DOUBLE DETACHED garage & park your R.V. in the FULLY FENCED yard. Chilly A/C, PATIO, gazebo in the rear & more! Shows amazing!

Built in 1964

Essential Information

MLS® #

E4464571



Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,313
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13016 79 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1T3

Amenities

Amenities	Air Conditioner, Patio, R.V. Storage
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Princeton School
Middle	Balwin
High	M.E. LaZerte

Additional Information

Date Listed	November 3rd, 2025
Days on Market	4
Zoning	Zone 02

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