

Courtesy Of Dustin Racine Of Exp Realty

\$364,900 - 12648 71 Street, Edmonton

MLS® #E4421848

\$364,900

3 Bedroom, 2.00 Bathroom, 915 sqft
Single Family on 0.00 Acres

Balwin, Edmonton, AB

This COMPLETELY RENOVATED and affordable home has upgrades galore and features a SEPARATE ENTRANCE and a SECOND KITCHEN in the basement. Upstairs you'll find 2 large bedrooms, a main bath, a bright and open living room/dining area, and a fully renovated kitchen with new cabinets, QUARTZ countertops, subway tile backsplash, and STAINLESS STEEL APPLIANCES. Downstairs there's another renovated kitchen with the same quality finishes, one large bedroom with a brand new egress window, a living/ dining room, and a shared laundry/mechanical room with a newer HWT and an upgraded electrical panel. The huge windows and LED lights brighten up the space. No expense spared: newer roof (2018), brand new windows, paint, light fixtures, doors/trim, vinyl plank floors, and tile. Outside there's a fully fenced backyard with a firepit and a single detached garage with back alley access. The park is just across the street. Close to shopping, transportation, and schools. This value cannot be beat!

Built in 1958

Essential Information

MLS® #	E4421848
Price	\$364,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	12648 71 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0L9

Amenities

Amenities	Fire Pit, Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed February 17th, 2025

Days on Market 47

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 April 5th, 2025 at 12:02pm MDT