

\$399,980 - 12815 79 Street, Edmonton

MLS® #E4457001

\$399,980

5 Bedroom, 2.00 Bathroom, 1,033 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this well-maintained bungalow with a full legal basement suite, perfectly situated in the heart of Balwin. The main floor offers 3 spacious bedrooms, a large living room, and a bright kitchen with plenty of counter space. The legal 2-bedroom basement suite features its own generous kitchen, a spacious family room, and a 3-piece bath, with both suites sharing a conveniently located laundry area. Recent updates include newer windows, upgraded electrical and plumbing, and a refreshed driveway. Outside, enjoy a single detached garage, RV parking, and a quiet street location adjacent to a private island park. Close to schools, shopping, and public transportation, this property is ideal for savvy investors or first-time buyers looking to build equity from day one.

Built in 1959

Essential Information

MLS® #	E4457001
Price	\$399,980
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	1959



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12815 79 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1J1

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	35
Zoning	Zone 02

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