

\$400,000 - 1 12929 69 Street, Edmonton

MLS® #E4442385

\$400,000

3 Bedroom, 2.50 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Immediate possession available! Built in 2018, this 1345 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. Enjoy a white kitchen with stainless steel appliances, granite countertops, a massive island, 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.

Built in 2018

Essential Information

MLS® #	E4442385
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	1 12929 69 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H3

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Balwin School
Middle	Balwin School

High M.E. LaZerte School

Additional Information

Date Listed June 13th, 2025

Days on Market 5

Zoning Zone 02

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