

## **\$369,900 - 12820 67 Street, Edmonton**

MLS® #E4458451

**\$369,900**

4 Bedroom, 1.50 Bathroom, 1,294 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This 1294 Sq Ft Custom Built 4 BR above grade Bungalow in Balwin is perfect for the Winter Project or First Time Buyers. The original owners are now offering it to the next family. The main floor features a large living room with wood burning fireplace, Peninsula Kitchen with Cooktop & Stove (2020), Dishwasher (2024), Fridge (2018), Range Hood (2020). The 3 impressive sized bedrooms plus the large Primary with 2 PC Ensuite (2020) and 4 PC Main Bath (new toilet 2025) complete this floor. The lower level has never been finished, it is awaiting your touches. Additional features include newer Roof and Garage (2021), Washer/Dryer (2021), 5 fans, BBQ Gas Line, RI for Bathroom in the Basement, second Fridge and Freezer in the Basement, 2 Furnaces for efficiency, Oversized Double Garage with 18 foot wide door (2020), fully fenced LARGE yard that is WEST facing. Centrally located with easy access to Yellowhead. Care of ownership is very prevalent in this home. Don't wait to view.

Built in 1976

### **Essential Information**

MLS® # E4458451

Price \$369,900

Lease Rate \$15



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,294                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12820 67 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0C3         |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                        |
| Parking        | Double Garage Detached                                                                                   |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                         |
| Fireplace         | Yes                                                                                                                                               |
| Fireplaces        | Glass Door                                                                                                                                        |
| Stories           | 1                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                  |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Concrete, Metal                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 10                   |
| Zoning         | Zone 02              |

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Listing information last updated on September 28th, 2025 at 5:47am MDT