

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 Suite	Yes
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 66

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 24th, 2025 at 6:47pm MDT