

## \$325,000 - 12816 72 Street, Edmonton

MLS® #E4439063

**\$325,000**

3 Bedroom, 1.50 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Well-kept half duplex that's ready for its next chapter. The main floor features an open concept kitchen and dining area, with a spacious living/family room up front, giving plenty of room to spread out. Main floor laundry, a half bath and front entrance closet complete this level. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. With the good size primary bedroom boasting a walk-in closet and plenty of natural lighting. The basement is unfinished, offering a blank slate for whatever you need; extra storage, a home gym, or a future rec room, spare bedroom and bathroom. Out back, features a covered deck out the backdoor and a low maintenance backyard, leading you to your detached single garage. A solid choice for a first home owner or investor.

Built in 2002

### Essential Information

MLS® #	E4439063
Price	\$325,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,210
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	12816 72 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0P5

### **Amenities**

Amenities	On Street Parking, No Smoking Home
Parking	Single Garage Detached

### **Interior**

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

### **Exterior**

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

### **School Information**

Elementary	Balwin and Princeton
Middle	Balwin School
High	M.E Lazerte

### **Additional Information**

Date Listed May 29th, 2025

Days on Market 11

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 June 9th, 2025 at 3:32pm MDT