

Courtesy Of Robin Sundal Of Century 21 Masters

## \$364,900 - 12927 78 Street, Edmonton

MLS® #E4425270

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,077 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Great opportunity in Balwin! This 4 bedroom home is move-in ready with hardwood floors in the living and dining rooms, new luxury vinyl plank in the hall and bedrooms upstairs, and a charming updated bathroom. The peaceful primary bedroom is complemented with a generous walk-in closet. You'll find a spacious basement with a large recreation area, bedroom, den, bathroom and excellent storage! Soak up the rays with the west facing exposure yet feel comfortable with AC on the warmer days. A beautiful wood-burning fireplace offers ambiance and comfort on the cooler days. An over-sized double garage, gated RV pad, driveway and ample street parking, offer all the space you'll need for your vehicles and hosting visitors. Beautiful, mature evergreens and hedge on the north side of the yard provide excellent privacy. This fantastic property is within walking distance of an elementary school, park, shopping, restaurants and other amenities.

Built in 1962

### Essential Information

MLS® #	E4425270
Price	\$364,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	12927 78 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 1G6

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, R.V. Storage
Parking	Double Garage Detached, Parking Pad Cement/Paved, RV Parking

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary          Princeton Elementary

## Additional Information

Date Listed          March 12th, 2025

Days on Market      2

Zoning                Zone 02

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