

\$400,000 - 2 12929 69 Street, Edmonton

MLS® #E4437083

\$400,000

3 Bedroom, 2.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Built in 2018, this 1,332 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. Fabulous kitchen boasts a massive island with waterfall quartz countertops, stainless steel appliances, wood cabinetry, 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. Immediate possession available!

Built in 2018

Essential Information

MLS® #	E4437083
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,333



Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2 12929 69 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H3

Amenities

Amenities	On Street Parking, Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved

Interior

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

Exterior

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

Additional Information

Date Listed	May 16th, 2025
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Days on Market 8

Zoning Zone 02

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