# \$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.



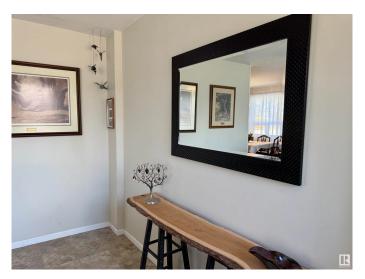
# **Essential Information**

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

Zoning Zone 02

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