

## \$275,000 - 12722 72 Street, Edmonton

MLS® #E4430521

### \$275,000

3 Bedroom, 2.00 Bathroom, 786 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

This well-loved home is filled with great character, nestled on a charming tree-lined street in a vibrant, growing neighbourhood. Thoughtfully customized for comfort and functionality, it features unique touches throughout that make everyday living feel effortless. The heart of the home opens onto a lovely, East facing deck, perfect for morning coffee, weekend BBQs, or quiet evenings under the stars. The oversized single garage offers ample space for a vehicle, tools, or workshop potential. The yard is waiting for your personal touch, ideal for gardening or simply unwinding, framed by mature trees that offer natural shade and beauty. With its blend of personality, practicality, and curb appeal, this home is ready to welcome its next chapter.

Built in 1981

### Essential Information

MLS® #	E4430521
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	786
Acres	0.00
Year Built	1981



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	12722 72 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0P2

### **Amenities**

Amenities	Off Street Parking
Parking	Parking Pad Cement/Paved, Rear Drive Access, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Level Land
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	2
Zoning	Zone 02

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