

Courtesy Of Dustin Racine Of Exp Realty

## **\$364,900 - 12648 71 Street, Edmonton**

MLS® #E4421848

### **\$364,900**

3 Bedroom, 2.00 Bathroom, 915 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

This COMPLETELY RENOVATED and affordable home has upgrades galore and features a SEPARATE ENTRANCE and a SECOND KITCHEN in the basement. Upstairs you'll find 2 large bedrooms, a main bath, a bright and open living room/dining area, and a fully renovated kitchen with new cabinets, QUARTZ countertops, subway tile backsplash, and STAINLESS STEEL APPLIANCES. Downstairs there's another renovated kitchen with the same quality finishes, one large bedroom with a brand new egress window, a living/ dining room, and a shared laundry/mechanical room with a newer HWT and an upgraded electrical panel. The huge windows and LED lights brighten up the space. No expense spared: newer roof (2018), brand new windows, paint, light fixtures, doors/trim, vinyl plank floors, and tile. Outside there's a fully fenced backyard with a firepit and a single detached garage with back alley access. The park is just across the street. Close to shopping, transportation, and schools. This value cannot be beat!

Built in 1958

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4421848  |
| Price  | \$364,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12648 71 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0L9         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Fire Pit, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Single Garage Detached                         |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

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

## Additional Information

Date Listed February 17th, 2025

Days on Market 50

Zoning Zone 02

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