

## \$350,000 - 12816 72 Street, Edmonton

MLS® #E4431273

### \$350,000

3 Bedroom, 1.50 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Well-kept half duplex that's ready for its next chapter. The main floor features an open concept kitchen and dining area, with a spacious living/family room up front, giving plenty of room to spread out. Main floor laundry, a half bath and front entrance closet complete this level. Upstairs, you'll find three comfortable bedrooms and a full four-piece bathroom. With the good size primary bedroom boasting a walk-in closet and plenty of natural lighting. The basement is unfinished, offering a blank slate for whatever you need; extra storage, a home gym, or a future rec room, spare bedroom and bathroom. Out back, features a covered deck out the backdoor and a low maintenance backyard, leading you to your detached single garage. A solid choice for a first home owner or investor.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431273  |
| Price          | \$350,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,210     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2002          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12816 72 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0P5         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking   | Single Garage Detached             |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

### Exterior

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

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Balwin and Princeton |
| Middle     | Balwin School        |
| High       | M.E Lazerte          |

### Additional Information

Date Listed April 17th, 2025

Days on Market 24

Zoning Zone 02

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Listing information last updated on May 11th, 2025 at 7:47pm MDT