

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        62  
Zoning                    Zone 02

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