

## \$365,000 - 13002 69 Street, Edmonton

MLS® #E4432580

### \$365,000

5 Bedroom, 2.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This fully renovated bungalow offers three bedrooms on the main floor, full 3 piece bathroom and laundry main level. The bright living room and spacious kitchen create a welcoming atmosphere. The basement is fully finished with separate entrance, laundry, full 3 piece bathroom, 2 bedrooms, den, dining, sitting area/ tv room and kitchen. Both levels boast custom cabinetry and quartz countertops which include the kitchens, bathrooms, front entry bench and main level laundry. Outside, you'll find a large fenced backyard, a double detached garage, and a corner lot with ample parking. Conveniently located near the LRT, schools, parks, and shopping.

Built in 1964

### Essential Information

MLS® #	E4432580
Price	\$365,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.00
Year Built	1964
Type	Single Family



Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	13002 69 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0H4

### Amenities

Amenities	Detectors Smoke, Guest Suite, Hot Water Electric, Parking-Visitor
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 30th, 2025 at 11:47am MDT