

Courtesy Of Levi Hooft Of Exp Realty

## **\$449,990 - 13044 78 Street, Edmonton**

MLS® #E4461494

**\$449,990**

5 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

WELCOME HOME! This beautifully renovated 5-BEDROOM, 2-BATHROOM bungalow offers 1,040 sq. ft. of smart, functional living space, which is PERFECT for families or savvy investors alike! Upstairs features 3 BRIGHT BEDROOMS & a 4PC BATH, while the lower level adds 2 ADDITIONAL BEDROOMS, 3PC BATH, LAUNDRY ROOM, & TONS of EXTRA LIVING SPACE. Youâ€™ll love the MODERN KITCHEN with BRAND-NEW APPLIANCES & UPDATED WINDOWS, all designed for COMFORT, EFFICIENCY, & peace of mind. Step outside to your MASSIVE BACKYARD, ideal for kids, pets, or future projects! Thereâ€™s even a park right across the street, so playtime & fresh air are never far away. A DOUBLE GARAGE offers secure parking & plenty of storage, with room to expand if youâ€™ve been dreaming of a workshop/ large shed. This home also has a NEWER ROOF & is tucked into a quiet, mature neighborhood with quick access to the Yellowhead, schools, and amenities. Move-in ready and waiting for you, DONâ€™T MISS THIS ONE!



Built in 1963

### **Essential Information**

MLS® # E4461494

Price \$449,990

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,042                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13044 78 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 2A1         |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Double Garage Detached                                          |

### Interior

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

### Exterior

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

### Additional Information

Date Listed           October 9th, 2025

Days on Market     26

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 November 4th, 2025 at 12:02pm MST