

\$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 | 7 |
| 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 May 1st, 2025 at 6:47pm MDT