

# \$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 | 8                |
| Zoning         | Zone 02          |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT