

## \$474,990 - 13044 78 Street, Edmonton

MLS® #E4456195

**\$474,990**

5 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to Balwin! This beautifully renovated 5 bedroom, 2 bathroom bungalow offers 1,040 sq/ft of functional living space, perfect for families or investors. The ideal layout features 3 bedrooms upstairs and 2 down, each level with its own full bathroom. Enjoy a bright, updated kitchen with brand new appliances and plenty of room to gather. The spacious backyard and park right across the street make this home a true family gem. A double garage provides secure parking and extra storage. Located in a mature neighborhood, you'll appreciate easy access to the Yellowhead, schools, and amenities. Move-in ready and waiting for its next owners. Don't miss this one!

Built in 1963

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456195      |
| Price          | \$474,990     |
| 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 | On Street Parking, No Animal Home, No Smoking Home |
| 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, Stucco, Vinyl                                                                           |
| Exterior Features | Back Lane, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stucco, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 15                  |
| Zoning         | Zone 02             |

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