

\$275,000 - 12722 72 Street, Edmonton

MLS® #E4430521

\$275,000

3 Bedroom, 2.00 Bathroom, 786 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This well-loved home is filled with great character, nestled on a charming tree-lined street in a vibrant, growing neighbourhood. Thoughtfully customized for comfort and functionality, it features unique touches throughout that make everyday living feel effortless. The heart of the home opens onto a lovely, East facing deck, perfect for morning coffee, weekend BBQs, or quiet evenings under the stars. The oversized single garage offers ample space for a vehicle, tools, or workshop potential. The yard is waiting for your personal touch, ideal for gardening or simply unwinding, framed by mature trees that offer natural shade and beauty. With its blend of personality, practicality, and curb appeal, this home is ready to welcome its next chapter.

Built in 1981

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430521 |
| Price | \$275,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 786 |
| Acres | 0.00 |
| Year Built | 1981 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12722 72 Street |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0P2 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking |
| Parking | Parking Pad Cement/Paved, Rear Drive Access, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Portable, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Fenced, Level Land |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 02 |

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