

## \$488,900 - 13044 78 Street, Edmonton

MLS® #E4456195

**\$488,900**

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	\$488,900
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	4
Zoning	Zone 02

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