

## \$449,990 - 13044 78 Street, Edmonton

MLS® #E4461494

**\$449,990**

5 Bedroom, 2.00 Bathroom, 1,042 sqft  
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this beautifully renovated 5 bedroom, 2 bathroom bungalow offers 1,040 sq/ft of functional living space, A MASSIVE YARD & perfect for families or investors. This ideal layout features 3 bedrooms upstairs and 2 down, each level with its own full bathroom. Enjoy a bright updated kitchen, newer roof, updated windows throughout, 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 - Tons of space for a future shop or large shed. 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® #         | E4461494  |
| Price          | \$449,990 |
| 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 | Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows |
| 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, Vinyl                                                                |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 02           |

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