

Courtesy Of Levi Hooft Of Exp Realty

\$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 HOME! This beautifully renovated 5-BEDROOM, 2-BATHROOM bungalow offers 1,040 sq. ft. of smart, functional living space, which is PERFECT for families or savvy investors alike! Upstairs features 3 BRIGHT BEDROOMS & a 4PC BATH, while the lower level adds 2 ADDITIONAL BEDROOMS, 3PC BATH, LAUNDRY ROOM, & TONS of EXTRA LIVING SPACE. Youâ€™ll love the MODERN KITCHEN with BRAND-NEW APPLIANCES & UPDATED WINDOWS, all designed for COMFORT, EFFICIENCY, & peace of mind. Step outside to your MASSIVE BACKYARD, ideal for kids, pets, or future projects! Thereâ€™s even a park right across the street, so playtime & fresh air are never far away. A DOUBLE GARAGE offers secure parking & plenty of storage, with room to expand if youâ€™ve been dreaming of a workshop/ large shed. This home also has a NEWER ROOF & is tucked into a quiet, mature neighborhood with quick access to the Yellowhead, schools, and amenities. Move-in ready and waiting for you, DONâ€™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 26

Zoning Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 10:02am MST