

# \$78,900 - 5 12715 81 Street, Edmonton

MLS® #E4444326

## \$78,900

2 Bedroom, 1.00 Bathroom, 790 sqft  
Condo / Townhouse on 0.00 Acres

Balwin, Edmonton, AB

Ideal for first-time home buyers or savvy investors, this bright and spacious 2-bedroom, 1-bath condo offers 790 sq ft of comfortable living space with a private balcony. The renovated kitchen features stylish wood cabinets, Corian countertops, and stainless steel appliances. Enjoy newer flooring, fresh paint throughout, and an abundance of natural light from large windows. The open-concept living and dining area provides a versatile space perfect for entertaining or relaxing. This well-maintained unit includes powered parking and is conveniently located near the Yellowhead, public transit, and shopping. A great opportunity at an affordable price—don't miss out!



Built in 1965

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4444326          |
| Price          | \$78,900          |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 790               |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Condo / Townhouse |

|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 12715 81 Street |
| Area        | Edmonton          |
| Subdivision | Balwin            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5C 1M7           |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Parking-Plug-Ins, Security |
| Parking   | Stall                            |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Intercom, Microwave, Hood, Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Stone, Vinyl               |
| Exterior Features | Back Lane, Public Transportation |
| Roof              | Tar & Gravel                     |
| Construction      | Wood, Stone, Vinyl               |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 02         |
| Condo Fee      | \$673           |



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