

# \$2,300 - 12936 69 Street, Edmonton

MLS® #E4458199

**\$2,300**

3 Bedroom, 2.50 Bathroom, 1,078 sqft  
Rental on 0.00 Acres

Balwin, Edmonton, AB

Welcome to your stunning recently built front duplex for rent in the desirable Balwin neighborhood! This beautiful home offers 3 spacious bedrooms, 2.5 bathrooms, modern kitchens and laundry for convenience. Main Floor Highlights: Bright, open living area with an electric fireplace Modern kitchen with quartz countertops, large island, soft-close drawers, built-in dishwasher and sleek white cabinetry Stylish vinyl flooring throughout and elegant glass railing Convenient half bathroom on the main level Upper Floor: 3 generous bedrooms, including a well-appointed primary suite 2 full bathrooms with modern finishes Upstairs laundry room for added ease Additional Features: Energy-efficient LED lighting throughout Located on a quiet street with quick access to Yellowhead Highway Excellent connectivity to downtown, schools, transit, and amenities. Single parking pad additional parking on street. Perfect for families or professionals seeking a modern rental in a convenient location!



Built in 2023

## Essential Information

|          |          |
|----------|----------|
| MLS® #   | E4458199 |
| Price    | \$2,300  |
| Bedrooms | 3        |

|                |          |
|----------------|----------|
| Bathrooms      | 2.50     |
| Full Baths     | 2        |
| Half Baths     | 1        |
| Square Footage | 1,078    |
| Acres          | 0.00     |
| Year Built     | 2023     |
| Type           | Rental   |
| Style          | 2 Storey |
| Status         | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12936 69 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0H2         |

### Amenities

|         |                                     |
|---------|-------------------------------------|
| Parking | No Garage, Parking Pad Cement/Paved |
|---------|-------------------------------------|

### Interior

|            |                                                                              |
|------------|------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Window Coverings |
|------------|------------------------------------------------------------------------------|

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 02              |

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Listing information last updated on September 18th, 2025 at 10:32am MDT