

## \$280,000 - 12822 70 Street, Edmonton

MLS® #E4441335

**\$280,000**

3 Bedroom, 2.00 Bathroom, 892 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome to this cozy raised bungalow in the heart of Balwin – an ideal opportunity for first-time buyers, young families, or savvy investors. Situated directly across from a peaceful park, this home offers both comfort and convenience. The main level, built with a durable CONCRETE FLOOR, features a bright and spacious Living Room, a functional Kitchen with a Dining Area, two Bedrooms, and a full 4pc Bathroom. Downstairs, the FULLY-FINISHED BASEMENT comes complete with a SEPARATE ENTRANCE, a 3rd Bedroom, a large Family/Rec Room, another FULL Bath and with a built-in BAR. Enjoy evening sun in the private west-facing backyard, ideal for BBQs & outdoor gatherings. The yard includes a large concrete patio, oversized single garage with ample rear parking, and additional space suitable for an RV or a boat. Located within walking distance to schools, playgrounds, and public transit. Minutes from shopping, Yellowhead Trail, and Fort Road – this location makes commuting and daily errands a breeze. Don't miss out!

Built in 1960

### Essential Information

MLS® # E4441335

Price \$280,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 892                    |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12822 70 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0J8         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Fire Pit, Patio, R.V. Storage      |
| Parking   | Over Sized, Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                                     |
| Exterior Features | Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco                                     |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

Date Listed June 9th, 2025

Days on Market 3

Zoning Zone 02

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