

## \$375,000 - 12822 70 Street, Edmonton

MLS® #E4453748

**\$375,000**

3 Bedroom, 2.00 Bathroom, 892 sqft

Single Family on 0.00 Acres

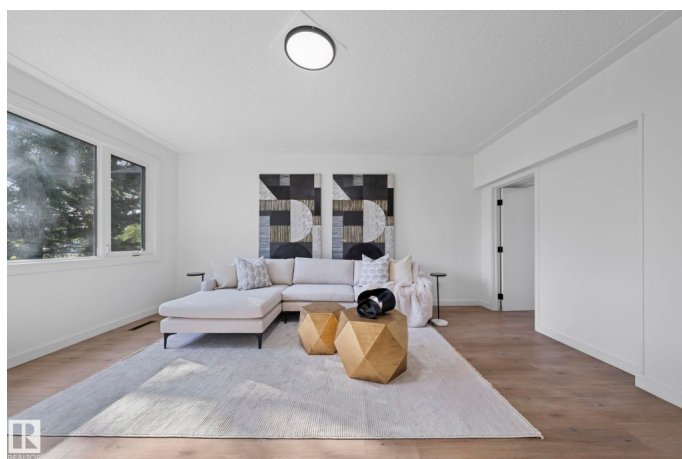
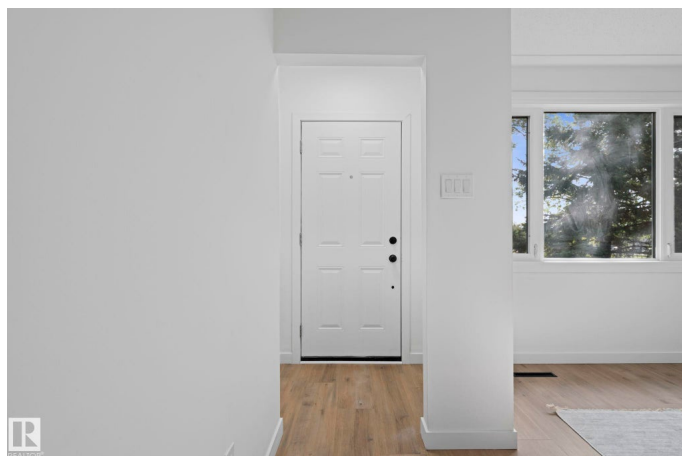
Balwin, Edmonton, AB

Welcome home to this beautifully renovated gem in Balwin! Modern European charm meets functionality with high-quality laminate flooring, stylish eat-in kitchen, and 2 +1 spacious bedrooms. Enjoy newer windows, upgraded electrical, and premium stainless steel appliances. The fully finished basement with separate entrance offers a large family room, bedroom, and full bath ideal for guests or rental potential. Outside, relax in your private west-facing yard, perfect for BBQs and gatherings. Oversized single garage plus extra rear parking with room for an RV or boat. All in a fantastic location steps to parks, schools, shopping, dining, and transit. Perfect for investors, families, or couples!

Built in 1960

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453748      |
| Price          | \$375,000     |
| 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      | On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking Spaces | 3                                                                                                      |
| Parking        | RV Parking, Single Garage Detached                                                                     |

### Interior

|              |                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                           |
| Stories      | 2                                                                                                   |
| Has Basement | Yes                                                                                                 |
| Basement     | Full, Finished                                                                                      |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco, Wood                                                                                                                 |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Concrete, Brick, Stucco, Wood                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                            |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Balwin School         |
| Middle     | Steele Heights School |
| High       | Archbishop O'Leary    |

**Additional Information**

Date Listed            August 19th, 2025  
Days on Market      1  
Zoning                 Zone 02

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