

\$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 9

Zoning Zone 02

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