

## \$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 7

Zoning Zone 02

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