

## \$469,900 - 10450 70 Avenue, Edmonton

MLS® #E4440476

**\$469,900**

5 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Fantastic opportunity in a prime location! This 1,118 sq. ft. bungalow offers 5 bedrooms (3 up, 2 down) and 2 full bathrooms, making it ideal for families, investors, or those seeking a mortgage helper. The separate basement entrance leads to a fully developed lower level featuring a second kitchen, 2 bedrooms, and a full bath. Enjoy peace of mind with upgraded 100 amp service and a newer hot water tank. The detached double garage provides ample parking and storage. Situated on a lot that backs onto a field for added privacy, and just minutes from the University of Alberta, Whyte Avenue, and great restaurants. A rare find in a sought-after neighbourhood!

Built in 1957

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440476               |
| Price          | \$469,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |                 |
|--------|-----------------|
| Style  | Raised Bungalow |
| Status | Active          |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10450 70 Avenue |
| Area        | Edmonton        |
| Subdivision | Queen Alexandra |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2E8         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Detached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Garneau School         |
| Middle     | Allendale School       |
| High       | Strathcona High School |

### Additional Information

Date Listed June 5th, 2025

Days on Market 17

Zoning Zone 15

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