

## \$295,000 - 12909 70 Street, Edmonton

MLS® #E4435091

**\$295,000**

3 Bedroom, 1.00 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

This charming half duplex bungalow offers comfort and potential. The inviting living room at the front welcomes you with natural light, creating a warm space to relax or entertain guests. Moving seamlessly into the dining area and kitchen, you'll find a functional layout designed for everyday living and family gatherings. The bedrooms are thoughtfully tucked away at the back, along with a 4-piece bath, providing privacy and peace after a busy day. The unfinished basement features a side entry, offering the potential for a legal suite with a separate entrance to generate rental income, or simply expand your living space. Spend summer days in your backyard, enjoy meals on your concrete patio, watch your kids play in the grass, or relax in the shade. A shed and single detached garage provide convenient parking and extra storage. Located in Balwin, this home combines a great location with versatile features, making it ideal for first-time buyers, investors, or those looking to customize their dream space.

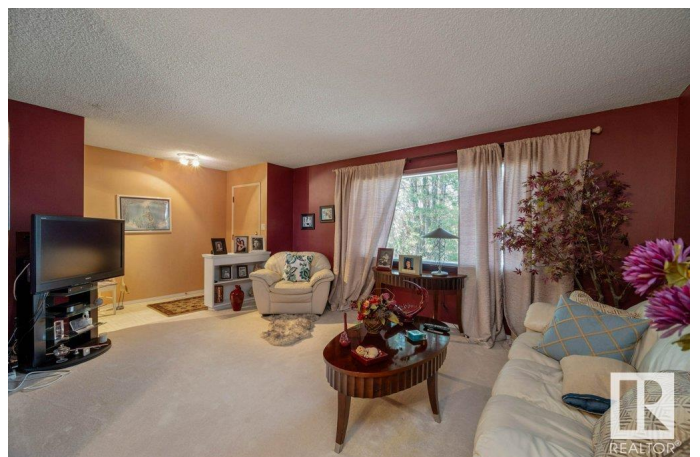
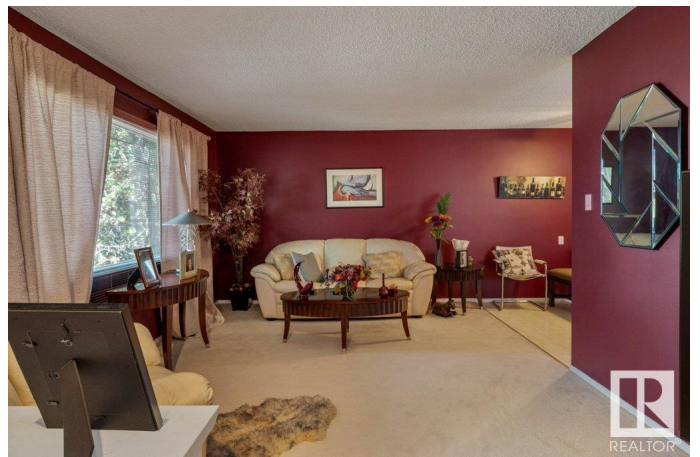
Built in 1968

### Essential Information

MLS® # E4435091

Price \$295,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,097         |
| Acres          | 0.00          |
| Year Built     | 1968          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12909 70 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0K1         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Hot Water Natural Gas, Patio |
| Parking   | Single Garage Detached       |

### Interior

|              |                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                  |
| Stories      | 1                                                                                                                          |
| Has Basement | Yes                                                                                                                        |
| Basement     | Full, Unfinished                                                                                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stucco                                             |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Schools, Partially Fenced |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stucco                                             |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

Date Listed May 8th, 2025

Days on Market 39

Zoning Zone 02

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Listing information last updated on June 16th, 2025 at 12:47am MDT