\$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!



Essential Information

MLS® # E4453748 Price \$375,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 892

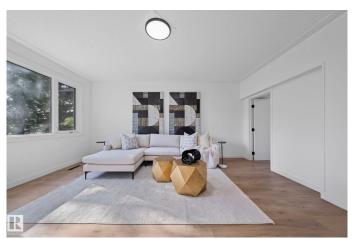
Acres 0.00

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 12:47pm MDT