

# \$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 two spacious bedrooms. Enjoy newer windows, upgraded electrical, and premium stainless steel appliances. The fully finished basement with separate entrance offers a large rec room, extra 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!

Built in 1960

## 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

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