

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

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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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