

## **\$375,000 - 10308 70 Street, Edmonton**

MLS® #E4437046

**\$375,000**

5 Bedroom, 1.50 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Fulton Place, Edmonton, AB

ATTENTION RENOVATORS or INFILL-BUILDERS!!.....Here is an EXTRA LARGE 4+1Bdrms ON THE MAIN FLOOR, 1226Sq.Ft. BUNGALOW that has a City Tax Assessment of \$445,500 w/an OVERSIZED DOUBLE Det. 24x22 GARAGE with RV PARKING on a 7797+Sq.Ft LOT FACING NORTHEAST TO AN OPEN BOULEVARD in the Community of FULTON PLACE..It TRULY NEEDS a FULL GUT RENOVATION SOLD-AS IS.....or Demolish the home and Build your DREAM HOME! The Fully fenced in yard is spectacular with so much room in the backyard for all your family & pet needs. The interior of the home is in very bad shape that needs upgrades ASAP to even live in the home. But the foundation looks great and the house has NEWER SHINGLES! Great Quiet Family Neighborhood with newer homes that are selling fast & furious.

Built in 1956

### **Essential Information**

MLS® #	E4437046
Price	\$375,000
Bedrooms	5
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,227
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10308 70 Street
Area	Edmonton
Subdivision	Fulton Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 2T6

### Amenities

Amenities	Off Street Parking, On Street Parking, Fire Pit, Patio, R.V. Storage, Secured Parking, See Remarks
Parking Spaces	16
Parking	Double Garage Detached, Over Sized, Rear Drive Access, RV Parking, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                F.HEIGHTS/St.GABRIEL!  
Middle                    HADISTY/St.KEVIN!  
High                        McNALLY!

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        1  
Zoning                    Zone 19

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