

\$469,900 - 10450 70 Avenue, Edmonton

MLS® #E4440476

\$469,900

5 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Fantastic opportunity in a prime location! This 1,118 sq. ft. bungalow offers 5 bedrooms (3 up, 2 down) and 2 full bathrooms, making it ideal for families, investors, or those seeking a mortgage helper. The separate basement entrance leads to a fully developed lower level featuring a second kitchen, 2 bedrooms, and a full bath. Enjoy peace of mind with upgraded 100 amp service and a newer hot water tank. The detached double garage provides ample parking and storage. Situated on a lot that backs onto a field for added privacy, and just minutes from the University of Alberta, Whyte Avenue, and great restaurants. A rare find in a sought-after neighbourhood!

Built in 1957

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4440476 |
| Price | \$469,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,119 |
| Acres | 0.00 |
| Year Built | 1957 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



| | |
|--------|-----------------|
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10450 70 Avenue |
| Area | Edmonton |
| Subdivision | Queen Alexandra |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 2E8 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Garneau School |
| Middle | Allendale School |
| High | Strathcona High School |

Additional Information

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 15

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Listing information last updated on June 16th, 2025 at 10:02pm MDT