

## **\$669,000 - 13304 70 Street, Edmonton**

MLS® #E4447760

**\$669,000**

4 Bedroom, 2.50 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

This wonderful home is finally on the market! Why so much? You will have to see this one to believe how truly nice a home it is and why it's worth every penny. Extremely well kept and maintained over the years with upgrades all done. Rubberized driveway and garage floor as well as rubber pads over the cement for the sidewalks and deck. Gorgeous landscaping leads you into the home featuring vaulted ceilings in the formal front room - well lit from the beautiful picture window. Separate dining area with a family room. Well appointed kitchen off the three season living area opening to the backyard. Three good sized bedrooms with a two piece off the master. Upgraded four piece bath up stairs. Completely finished downstairs with a spare bedroom, three piece bathroom and plenty of storage. Hot water heating with three separate zones. Central A/C as well. Metal low maintenance fence. RV parking with a 24' x 26' fully finished garage. Small south greehouse in garage! Awesome property - just move in and enjoy!

Built in 1970

### **Essential Information**

MLS® # E4447760

Price \$669,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13304 70 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0K3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Sunroom, Vaulted Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Hot Water, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
----------	--------------------

Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Delwood French Immersion
------------	--------------------------

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	5
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 July 20th, 2025 at 4:47am MDT