

Courtesy Of Juliana M Salvador Of 2% Realty Pro

\$420,000 - 10445 70 Avenue, Edmonton

MLS® #E4449945

\$420,000

2 Bedroom, 2.50 Bathroom, 947 sqft
Single Family on 0.00 Acres

Allendale, Edmonton, AB

Located on a quiet, tree-lined street in desirable Allendale, this charming 1.5-storey home is full of character and move-in ready with quick possession available! Step into a cozy living room with crown moulding, hardwood floors, and unique glass block windows. The bright kitchen features stainless steel appliances, white cabinetry, and a bay window overlooking the stunning, oversized backyard perfect for entertaining or relaxing. The main floor includes a renovated 4pc bathroom and new washer/dryer, with basement hookups still available. Upstairs offers two bedrooms, a 2pc ensuite, and built-in storage. Fully finished basement includes spray foam insulation, new stairs, a full bathroom, and roughed-in plumbing and electrical for a future suite. Upgrades include new furnace ductwork, upgraded 100amp electrical, two new basement windows, new eaves, re-shingled garage, repaired chimney, new front concrete pad in driveway, single detached garage. Perfect to live in, rent out, or hold as an RF3 zoning.

Built in 1941

Essential Information

| | |
|--------|-----------|
| MLS® # | E4449945 |
| Price | \$420,000 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 947 |
| Acres | 0.00 |
| Year Built | 1941 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 10445 70 Avenue |
| Area | Edmonton |
| Subdivision | Allendale |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6H 2E7 |

Amenities

| | |
|-----------|--|
| Amenities | See Remarks |
| Parking | Front Drive Access, Parking Pad Cement/Paved, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 25th, 2025

Days on Market 9

Zoning Zone 15

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Listing information last updated on August 3rd, 2025 at 5:17pm MDT