

## \$324,000 - 12637 70 Street, Edmonton

MLS® #E4458706

**\$324,000**

1 Bedroom, 2.00 Bathroom, 885 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

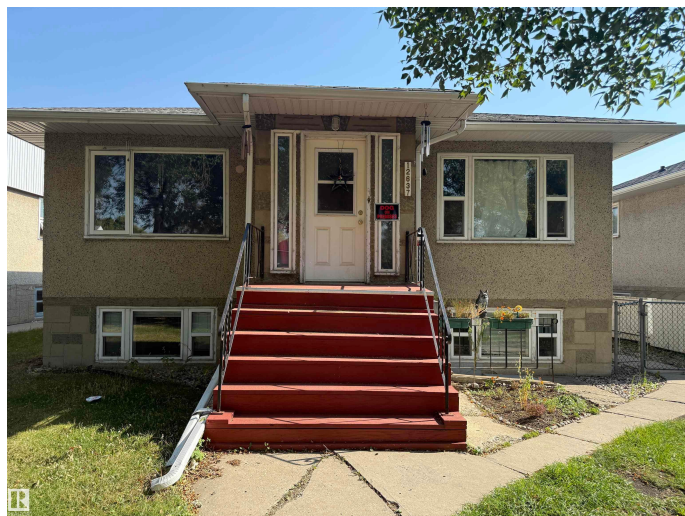
Bungalow with separate entrance to basement ideal for in-laws or guests, 2nd kitchen, bedroom, full bath, living room and Williams gas furnace. Common Utility/laundry area. Ideal for living upstairs and renting downstairs. Unit is very bright with lots of natural light. Main level has 2 bedrooms with 4 pce. bath. Living room, kitchen with common back hall entrance to backyard. Main floor need upgrading. Fenced yard with back lane and double detached garage. Home is being sold as is where is.

Built in 1952

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458706               |
| Price          | \$324,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 885                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                 |
|-------------|-----------------|
| Address     | 12637 70 Street |
| Area        | Edmonton        |
| Subdivision | Balwin          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3R6         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Space Heater, Natural Gas                |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 02              |

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Listing information last updated on September 20th, 2025 at 2:32am MDT