

## \$265,000 - 12637 70 Street, Edmonton

MLS® #E4458706

### \$265,000

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. 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	\$265,000
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	32
Zoning	Zone 02

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Listing information last updated on October 20th, 2025 at 10:18pm MDT