

## \$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 10

Zoning Zone 15

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