

\$375,000 - 12822 70 Street, Edmonton

MLS® #E4453748

\$375,000

3 Bedroom, 2.00 Bathroom, 892 sqft
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Welcome home to this beautifully renovated gem in Balwin! Modern European charm meets functionality with high-quality laminate flooring, stylish eat-in kitchen, and 2 +1 spacious bedrooms. Enjoy newer windows, upgraded electrical, and premium stainless steel appliances. The fully finished basement with separate entrance offers a large family room, bedroom, and full bath ideal for guests or rental potential. Outside, relax in your private west-facing yard, perfect for BBQs and gatherings. Oversized single garage plus extra rear parking with room for an RV or boat. All in a fantastic location steps to parks, schools, shopping, dining, and transit. Perfect for investors, families, or couples!

Built in 1960

Essential Information

MLS® #	E4453748
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	1960
Type	Single Family



Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	12822 70 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0J8

Amenities

Amenities	On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows
Parking Spaces	3
Parking	RV Parking, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Brick, Stucco, Wood
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stucco, Wood
Foundation	Concrete Perimeter

School Information

Elementary	Balwin School
Middle	Steele Heights School
High	Archbishop O'Leary

Additional Information

Date Listed August 19th, 2025
Days on Market 19
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 September 7th, 2025 at 8:47am MDT