

## \$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 | 25              |
| Zoning         | Zone 15         |

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