

## \$225,000 - 12644 70 Street, Edmonton

MLS® #E4441098

**\$225,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Investor's/Builder's alert, Handyman Special!  
Zoning - RS, Small Scale Residential - lot with 52 x 122 ft in Balwin. Newer Metal roof (2023). Easy access to Yellowhead Trail and Manning Drive. There is still value in the double detached garage. Great location close to all amenities, restaurants, shopping, schools and transportation. Property is sold "AS IS."

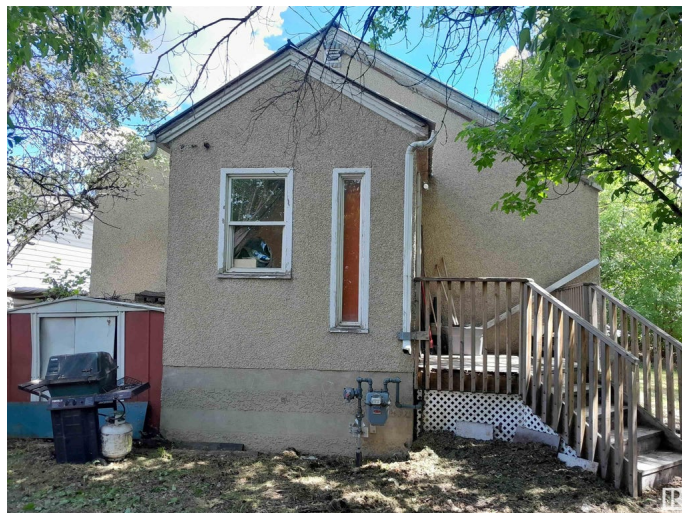
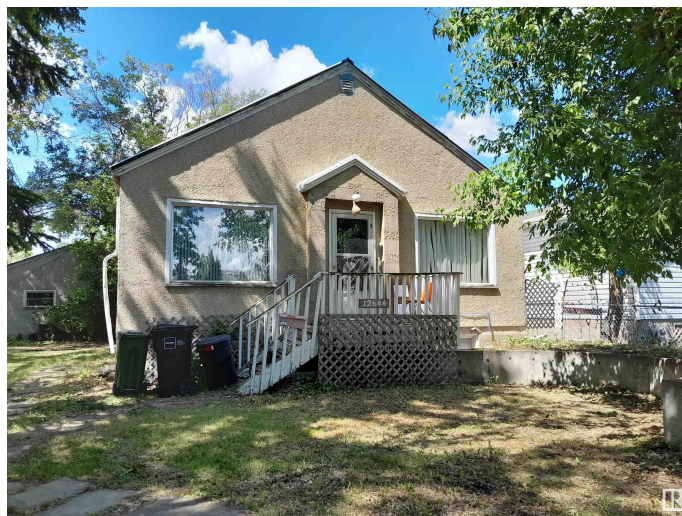
Built in 1949

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441098               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 902                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 12644 70 Street |
| Area    | Edmonton        |



|             |          |
|-------------|----------|
| Subdivision | Balwin   |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5C 0J5  |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Animal Home         |
| Parking   | Single Garage Detached |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | See Remarks                  |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | Full, Partially Finished     |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Back Lane          |
| Roof              | Metal              |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 02        |

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Listing information last updated on June 8th, 2025 at 1:02am MDT