

\$349,900 - 12822 70 Street, Edmonton

MLS® #E4453748

\$349,900

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

Balwin, Edmonton, AB

Fully Renovated turn key gem in Balwin!
Modern European charm meets functionality!
Stylish eat-in kitchen, 2 +1 spacious
bedrooms across from vast greenspace. 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 in-laws. 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!
Excellent value!

Built in 1960

Essential Information

MLS® #	E4453748
Price	\$349,900
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 41
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 29th, 2025 at 5:47am MDT