

## \$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."

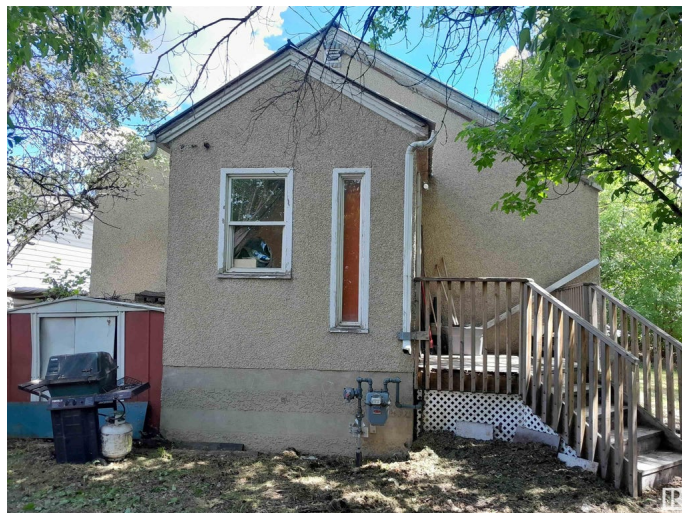
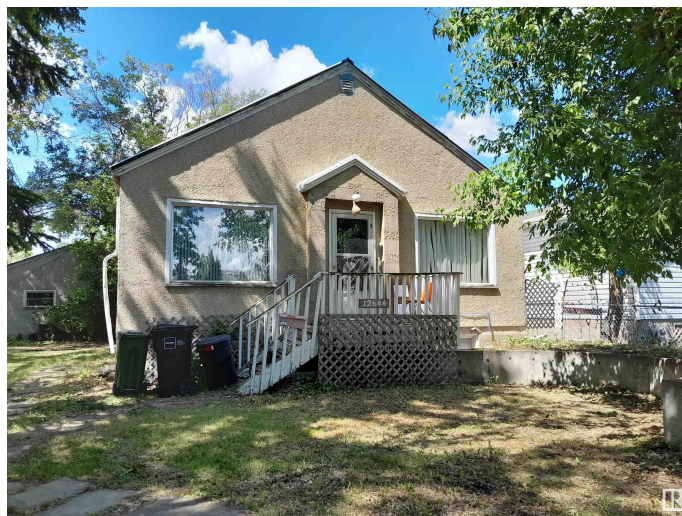
Built in 1949

### 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	10
Zoning	Zone 02

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Listing information last updated on June 16th, 2025 at 10:47pm MDT