

## \$379,000 - 13504 70 Street, Edmonton

MLS® #E4441201

**\$379,000**

3 Bedroom, 1.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Charming 3-Bedroom Bungalow on a Spacious Corner Lot in Delwood Welcome to this well-maintained 3-bedroom bungalow nestled on a large 596 square meter corner lot in the family-friendly community of Delwood! This home offers great curb appeal, a functional layout, and plenty of potential for personalization or future development. Step inside to a bright and inviting main floor featuring a spacious living room, a traditional kitchen with dining area, and three comfortable bedrooms. The partially finished basement includes a separate side entrance, offering the ideal setup for a future suite or additional living space. Outside, youâ€™ll love the expansive yardâ€“perfect for gardening, entertaining, or simply enjoying the outdoors. A single detached garage adds convenience and additional storage. Located on a quiet street close to schools, parks, shopping, and public transit, this is a fantastic opportunity for first-time buyers, investors, or those looking to add value.

Built in 1964

### Essential Information

MLS® # E4441201

Price \$379,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,098                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 13504 70 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0K6         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, R.V. Storage, Television Connection, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Single Garage Detached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 8th, 2025

Days on Market                8

Zoning                            Zone 02

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