# \$199,500 - 12644 70 Street, Edmonton

MLS® #E4441098

#### \$199,500

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 \$199,500

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 57

Zoning Zone 02

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Listing information last updated on August 3rd, 2025 at 3:32pm MDT