

## **\$314,900 - 12812 70 Street Nw, Edmonton**

MLS® #E4266319

### **\$314,900**

4 Bedroom, 2.00 Bathroom, 973 sqft  
Single Family on 0.10 Acres

Balwin, Edmonton, AB

Home sweet home! This lovely 2+2 bedroom fully finished raised bungalow offers 2 full baths, double detached garage & located steps to a park w/ playground! This home features 1782 sq ft of total living space for a growing family and has had kitchen, bathroom & flooring updates throughout the years. The main floor offers a spacious living room, huge eat-in kitchen with plenty of white cabinets, laminate flooring, and NEW fridge (2021). Finishing off the main floor is a primary bedroom with lots of closet space, good-sized second bedroom & 4pce bath. A back entrance provides access to the basement with a large family room that offers SUITE potential (roughed-in for a stove & fridge). Large windows brighten up the 2 bedrooms! A 3pce bath, laundry & storage area complete the lower level. Outside is an insulated double car garage, LARGE parking pad & a nicely fenced backyard. Additional updates include: vinyl windows (2021) & partial fence (2021). Quick access to the Yellowhead & downtown plus amenities!

Built in 1975

### **Essential Information**

MLS® #	E4266319
Price	\$314,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	973
Acres	0.10
Year Built	1975
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE
Zone	Zone 02

### Community Information

Address	12812 70 Street Nw
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0J8

### Amenities

Features	Detectors Smoke, No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Detached
# of Garages	2
Garages	6.52 — 7.13

### Interior

Interior	Laminate Flooring, Carpet, Ceramic Tile
Interior Features	Dishwasher-Built-In, Dryer, Refrigerator, Washer, Window Coverings, Microwave Hood Cover, Stove-Electric
Heating	Forced Air-2
# of Stories	2
Has Basement	Yes
Basement	Fully Finished, Full

### Exterior

Exterior	Metal
Exterior Features	Landscaped, Back Lane, Fenced, Park/Reserve, Playground Nearby,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

### **Additional Information**

Date Listed October 13th, 2021

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Listing information last updated on November 28th, 2021 at 12:46pm MST