

\$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 9

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 June 17th, 2025 at 11:17am MDT