

\$469,900 - 10450 70 Avenue, Edmonton

MLS® #E4440476

\$469,900

5 Bedroom, 2.00 Bathroom, 1,119 sqft

Single Family on 0.00 Acres

Queen Alexandra, Edmonton, AB

Fantastic opportunity in a prime location! This 1,118 sq. ft. bungalow offers 5 bedrooms (3 up, 2 down) and 2 full bathrooms, making it ideal for families, investors, or those seeking a mortgage helper. The separate basement entrance leads to a fully developed lower level featuring a second kitchen, 2 bedrooms, and a full bath. Enjoy peace of mind with upgraded 100 amp service and a newer hot water tank. The detached double garage provides ample parking and storage. Situated on a lot that backs onto a field for added privacy, and just minutes from the University of Alberta, Whyte Avenue, and great restaurants. A rare find in a sought-after neighbourhood!

Built in 1957

Essential Information

MLS® #	E4440476
Price	\$469,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family



Style	Raised Bungalow
Status	Active

Community Information

Address	10450 70 Avenue
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2E8

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Garneau School
Middle	Allendale School
High	Strathcona High School

Additional Information

Date Listed June 5th, 2025

Days on Market 5

Zoning Zone 15

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 9th, 2025 at 10:32pm MDT