

\$465,900 - 10450 70 Avenue, Edmonton

MLS® #E4440476

\$465,900

5 Bedroom, 2.00 Bathroom, 1,119 sqft
Single Family on 0.00 Acres

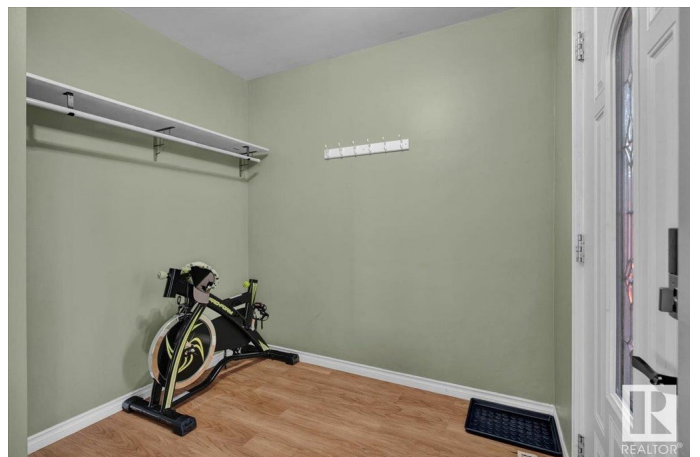
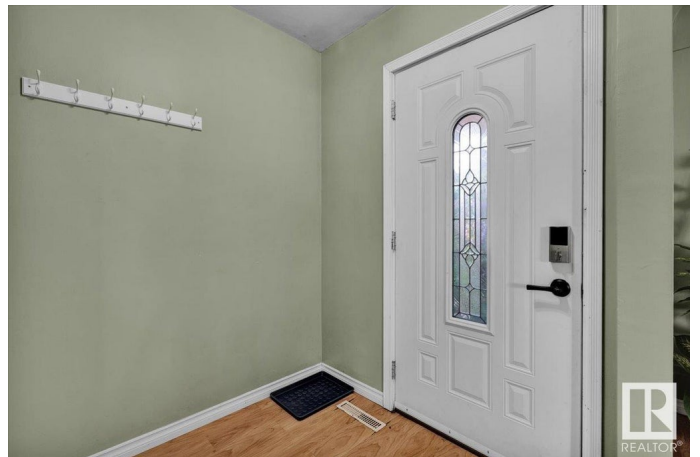
Queen Alexandra, Edmonton, AB

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	\$465,900
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 58

Zoning Zone 15

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Listing information last updated on August 2nd, 2025 at 10:47am MDT