

## \$420,000 - 10445 70 Avenue, Edmonton

MLS® #E4449945

**\$420,000**

2 Bedroom, 2.50 Bathroom, 947 sqft

Single Family on 0.00 Acres

Allendale, Edmonton, AB

Located on a quiet, tree-lined street in desirable Allendale, this charming 1.5-storey home is full of character and move-in ready—with quick possession available! Step into a cozy living room with crown moulding, hardwood floors, and unique glass block windows. The bright kitchen features stainless steel appliances, white cabinetry, and a bay window overlooking the stunning, oversized backyard—perfect for entertaining or relaxing. The main floor includes a renovated 4pc bathroom and new washer/dryer, with basement hookups still available. Upstairs offers two bedrooms, a 2pc ensuite, and built-in storage. Fully finished basement includes spray foam insulation, new stairs, a full bathroom, and roughed-in plumbing and electrical for a future suite. Upgrades include new furnace ductwork, upgraded 100amp electrical, two new basement windows, new eaves, re-shingled garage, repaired chimney, new front concrete pad in driveway, single detached garage. Perfect to live in, rent out, or hold as an RF3 zoning.

Built in 1941

### Essential Information

MLS® # E4449945

Price \$420,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	947
Acres	0.00
Year Built	1941
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10445 70 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2E7

### Amenities

Amenities	See Remarks
Parking	Front Drive Access, Parking Pad Cement/Paved, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	4
Zoning	Zone 15

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