

## \$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

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