

## **\$629,900 - 13304 70 Street, Edmonton**

MLS® #E4447760

**\$629,900**

4 Bedroom, 2.50 Bathroom, 1,792 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

This wonderful home is finally on the market! Come out and see how truly nice this home is and exactly why it is worth every penny. Extremely well kept and maintained over the years with upgrades all done. Rubberized driveway and garage floor as well as rubber pads over the cement for the sidewalks and deck. Gorgeous landscaping -underground computerized sprinkler - leads you into the home featuring vaulted ceilings in the formal front room - well lit from the beautiful picture window. Separate dining area off the family room. Well appointed kitchen off the three season living area. 3 good sized bedrooms with a 2 piece off the master. Upgraded four piece bath up stairs. Completely finished downstairs with a spare bedroom, 3 piece bathroom and plenty of storage. Hot water heating with three separate zones. Central A/C as well. Metal low maintenance fence. RV parking with a 24' x 26' fully finished garage. Small south greenhouse in garage! Awesome property - just move in and enjoy!

Built in 1970

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4447760  |
| Price    | \$629,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,792                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13304 70 Street |
| Area        | Edmonton        |
| Subdivision | Delwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5C 0K3         |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Greenhouse, Hot Tub, Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home, Sunroom, Vaulted Ceiling |
| Parking   | Double Garage Detached                                                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                       |
| Stories           | 2                                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                          |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Private Setting, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Delwood French Immersion |
|------------|--------------------------|

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 112             |
| Zoning         | Zone 02         |

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