

## \$549,850 - 8032 70 Avenue, Edmonton

MLS® #E4461068

**\$549,850**

5 Bedroom, 2.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

It doesn't get any better than this. Golden built 1126 sq. foot bungalow with 3 bedrooms on main. Major renovations in 2021 included Legal 2 bedroom basement suite with separate entrance. Double garage and lots of extra parking. Good tenant would like to stay. Home shows very well up and down with many upgrades. Air conditioned. Located on pie lot and backs onto a neighborhood park. Snooze you lose on this one. Lot has city easement so lots of room for the kids to play. Pie lot is 70 feet wide by 111 on the side. Check out D (associated docs) for all the upgrades and extras too numerous to mention here. I think you will be impressed. See the online video here: [https://youtu.be/zVuMWd\\_L3xY](https://youtu.be/zVuMWd_L3xY)

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461068  |
| Price          | \$549,850 |
| Lease Rate     | \$21      |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,130     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8032 70 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0A5        |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating      | Forced Air-2, See Remarks, Natural Gas                                                                                          |
| Stories      | 2                                                                                                                               |
| Has Suite    | Yes                                                                                                                             |
| Has Basement | Yes                                                                                                                             |
| Basement     | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Treed Lot |
| Lot Description   | 70 ft. by 111 ft.                                                                                            |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### School Information

|            |          |
|------------|----------|
| Elementary | Avonmore |
|------------|----------|

High J.H. Picard, Ottewell

### **Additional Information**

Date Listed October 6th, 2025

Days on Market 12

Zoning Zone 17

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Listing information last updated on October 18th, 2025 at 10:17am MDT