

\$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. See associated Docs for all the extras. Double garage and lots of extra parking. Good tenant pays \$1400.00/month and would like to stay. Home shows very well up and down with many upgrades. Air conditioned. Located on 70 foot wide by 111 ft. deep 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 and extra parking. See associated Docs (D) for a list of all the upgrades and extras too numerous to mention here. I think you will be impressed. New shingles will be installed by possession date. See the online video here: <https://youtu.be/Az1okF6IBV8>

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-Extra, Patio, R.V. Storage, Secured Parking
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, 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	24
Zoning	Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 30th, 2025 at 7:02pm MDT