

## \$579,000 - 11216 70 Avenue, Edmonton

MLS® #E4452405

**\$579,000**

3 Bedroom, 2.00 Bathroom, 1,437 sqft

Single Family on 0.00 Acres

Parkallen (Edmonton), Edmonton, AB

Perfect Parkallen Location .... Quiet Tree Lined Street. Prime 604 m2 lot 15.2 m x 39.7m dimensions. Improvements over time include all windows, shingles, vinyl siding, weeping tile, sump pump, high efficiency furnace, Hot water tank, 100 amp shut off and both bathrooms. Upper level has 2 good size bedrooms and 4 piece bathroom. Main level contains formal dining area, living room with coved ceiling & ornamental fire place, one bedroom, roomy bathroom, kitchen with corner windows and original hardwood floors. Lower level consists of family room, potential bedroom, storage area and laundry / utility space. Generous mature yard is fully fenced has a ground level deck, active garden and garage with parking pad.

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452405  |
| Price          | \$579,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,437     |
| Acres          | 0.00      |
| Year Built     | 1951      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 1 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 11216 70 Avenue      |
| Area        | Edmonton             |
| Subdivision | Parkallen (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6H 2H1              |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 3                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Portable, Dryer, Freezer, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                            |
| Fireplaces   | See Remarks                                                                                                                                                          |
| Stories      | 3                                                                                                                                                                    |
| Has Basement | Yes                                                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                               |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Parkallen Elementary |
|------------|----------------------|

**Additional Information**

Date Listed            August 11th, 2025  
Days on Market      10  
Zoning                Zone 15

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