

# \$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 and extra parking. 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/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 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 17

Zoning Zone 17

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Listing information last updated on October 23rd, 2025 at 4:02pm MDT