

## \$499,000 - 8023 70 Avenue, Edmonton

MLS® #E4441233

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

This spacious raised bungalow is a fantastic investment opportunity or ideal for multi-generational living. Featuring a legal 2-bedroom basement suite, both units are currently occupied by great long-term tenants, offering immediate rental income. The property has seen several key upgrades including a new high-efficiency furnace (2022), hot water on demand system (2022), and new windows in the master bedroom and kitchen (2024) for improved comfort and energy efficiency. Enjoy the fully fenced yard (2024), perfect for privacy, pets, or outdoor relaxation. A double detached garage plus extra rear parking provide plenty of space for vehicles or storage. Located in a desirable neighborhood, this turn-key property combines functionality, value, and steady cash flow. Don't miss this opportunity to own a solid home with modern updates and excellent rental potential!

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441233  |
| Price          | \$499,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,103     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1956                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 8023 70 Avenue |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0A6        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | No Smoking Home        |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Baseboard, Forced Air-1, Natural Gas                                                                                                          |
| Stories      | 2                                                                                                                                             |
| Has Suite    | Yes                                                                                                                                           |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Brick, Stucco, Vinyl                                 |
| Foundation        | Concrete Perimeter                                         |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | June 8th, 2025 |
|-------------|----------------|

Days on Market 9

Zoning Zone 17

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Listing information last updated on June 17th, 2025 at 6:17am MDT