

## \$499,900 - 13527 70 Street, Edmonton

MLS® #E4444978

**\$499,900**

5 Bedroom, 3.50 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

INCREDIBLE 5 bedroom 3.5 bathroom LEGAL suited bungalow in Delwood! This house was completely renovated in 2020, including roof, windows, full interior renovation featuring all new granite countertops, laminate flooring, resilient channel SOUND PROOFING, separate entrances and separate laundry! 1129 square foot main floor suite has huge living room and kitchen, laundry room, 3 bedrooms plus 1.5 bathrooms including ensuite in the primary bedroom! Lower level suite features 2 beds plus 2 full 4 piece bathrooms including ensuite in the primary bedroom! Proper mechanical room was built, complete with 2 furnaces, hot water tank, upgraded electrical and stacked laundry! Huge common back yard with double detached garage! When this property is fully rented, generating \$3,575 gross rent, potentially making this a tremendous investment opportunity!

Built in 1967

### Essential Information

MLS® #	E4444978
Price	\$499,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,128
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13527 70 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5C 0K5

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 28th, 2025

Days on Market 21

Zoning Zone 02

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