

# \$349,900 - 10417 70 Avenue, Edmonton

MLS® #E4413579

**\$349,900**

4 Bedroom, 1.00 Bathroom, 646 sqft  
Single Family on 0.00 Acres

Allendale, Edmonton, AB

CALLING ALL DEVELOPERS! This 100 year old home is looking for a new owner. While still livable and rented this 10.3 x 40.2 LOT is prime for redevelopment. In one of Edmonton's most coveted South Side communities offering close proximity to the UNIVERSITY, WHYTE AVENUE, The RIVER VALLEY, DOWNTOWN, and easy access to ALL that the city has to offer, and including the upcoming NEW ROLLIE MILES REC CENTRE directly across the street. The community is Vibrant, and constantly transitioning with Infills down every street. The neighboring 10.3 x 40.2 LOT is also for sale, allowing you to make your mark on this 100 year property in a new and dramatic way that will last another 100 years. Opportunities like this don't present themselves everyday. This is a unique offering to take advantage of the new City of Edmonton zoning, and lower interest rates to build something truly unique, and leave a legacy in this community.

Built in 1920

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4413579  |
| Price     | \$349,900 |
| Bedrooms  | 4         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 646                    |
| Acres          | 0.00                   |
| Year Built     | 1920                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10417 70 Avenue |
| Area        | Edmonton        |
| Subdivision | Allendale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 2E7         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Hot Water Natural Gas |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached                   |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed November 14th, 2024  
Days on Market 148  
Zoning Zone 15



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Listing information last updated on April 11th, 2025 at 6:02pm MDT