

## \$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	155
Zoning	Zone 15



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 5:47pm MDT