

# \$349,900 - 10421 70 Avenue, Edmonton

MLS® #E4413585

**\$349,900**

3 Bedroom, 2.00 Bathroom, 622 sqft  
Single Family on 0.00 Acres

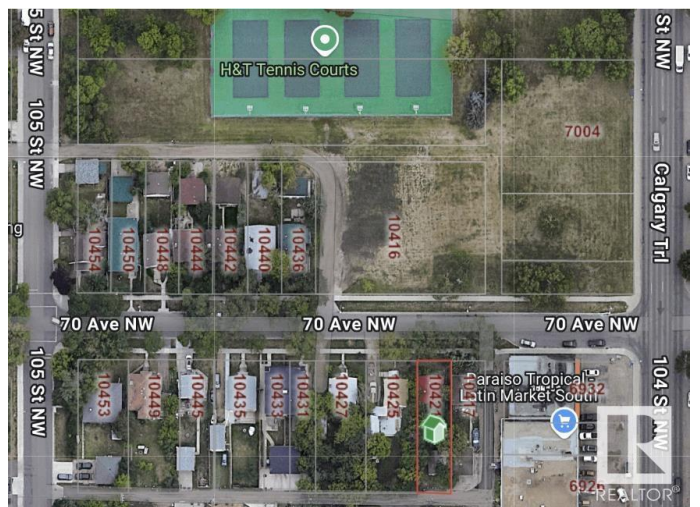
Allendale, Edmonton, AB

CALLING ALL DEVELOPERS! 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 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. This home is not currently habitable. Sold AS IS. Sold for LOT Value only

Built in 1942

## Essential Information

MLS® #	E4413585
Price	\$349,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	622
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10421 70 Avenue
Area	Edmonton
Subdivision	Allendale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 2E7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed November 14th, 2024

Days on Market 149

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 12th, 2025 at 7:32am MDT