

## \$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 43

Zoning Zone 02

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Listing information last updated on August 10th, 2025 at 11:02am MDT