

## \$499,000 - 8023 70 Avenue, Edmonton

MLS® #E4441233

**\$499,000**

5 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

This spacious raised bungalow is a fantastic investment opportunity or ideal for multi-generational living. Featuring a legal 2-bedroom basement suite, both units are currently occupied by great long-term tenants, offering immediate rental income. The property has seen several key upgrades including a new high-efficiency furnace (2022), hot water on demand system (2022), and new windows in the master bedroom and kitchen (2024) for improved comfort and energy efficiency. Enjoy the fully fenced yard (2024), perfect for privacy, pets, or outdoor relaxation. A double detached garage plus extra rear parking provide plenty of space for vehicles or storage. Located in a desirable neighborhood, this turn-key property combines functionality, value, and steady cash flow. Don't miss this opportunity to own a solid home with modern updates and excellent rental potential!

Built in 1956

### Essential Information

MLS® #	E4441233
Price	\$499,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,103



Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	8023 70 Avenue
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0A6

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 8th, 2025
-------------	----------------

Days on Market 25

Zoning Zone 17

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 July 3rd, 2025 at 1:32am MDT