

## \$899,700 - 1304 70 Street, Edmonton

MLS® #E4447270

**\$899,700**

7 Bedroom, 5.00 Bathroom, 3,343 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Stunning One Owner Hidden Gem in Summerside! Discover this incredible 4470 SQFT of living space, nestled on a picturesque corner lot with beautiful landscaping. The private yard backs onto a serene walking trail, leading to a tranquil pond. Inside, you'll be impressed by the spacious layout and abundance of natural light. The main floor features an open-to-below family room, full bedroom and bathroom, formal dining room, living room with cozy gas fireplace, open-concept kitchen, spice kitchen, and convenient laundry room. The upper level boasts two master bedrooms with separate ensuites and walk-in closets, plus two additional bedrooms sharing a common bathroom. The fully finished basement with a separate entrance, two additional bedrooms, full bathroom, and spacious living area. Additionally it has heated garage, Air conditioning & separate second furnace in the basement. This property is ideally situated near top-rated schools, parks, walking trails.

Built in 2007

### Essential Information

MLS® # E4447270

Price \$899,700

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,343                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1304 70 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1K9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Triple Garage Attached |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 3                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                              |
| Exterior Features | Airport Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 11th, 2025

Days on Market                22

Zoning                              Zone 53

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 August 2nd, 2025 at 6:02am MDT