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

MLS® #E4447270

#### \$899,700

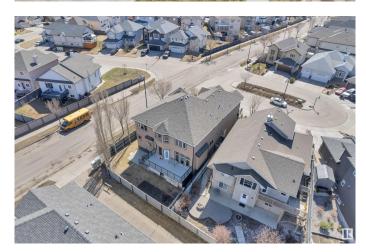
7 Bedroom, 5.00 Bathroom, 3,343 sqft Single Family on 0.00 Acres

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
Туре	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
	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

### **Additional Information**

Date ListedJuly 11th, 2025Days on Market1ZoningZone 53

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Listing information last updated on July 12th, 2025 at 4:32am MDT