

## \$949,900 - 1304 70 Street, Edmonton

MLS® #E4428079

**\$949,900**

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 ensuite 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® # E4428079

Price \$949,900

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	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Beach Access, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 28th, 2025

Days on Market 45

Zoning Zone 53

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