

Courtesy Of Fraser Chapman and Carson Langridge Of Real Broker

# \$764,900 - 10211 70 Street, Edmonton

MLS® #E4421574

## \$764,900

4 Bedroom, 3.00 Bathroom, 1,209 sqft  
Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Welcome to Terrace Heights! Located on a quiet tree lined street, where homes seldomly come available. This fully remodeled 1,209 SqFt 4 bed/3 bath bungalow sits on a 48x150 lot, backing directly onto a private park & the Fulton ravine. Step into a home featuring premium vinyl floors that flow seamlessly throughout the open-concept main level. The expansive kitchen is ideal for hosting, offering generous counter space, a large island with bar seating, modern custom cabinetry, & high-end appliances, all flowing effortlessly into the dining and living areas. Unwind in the beautiful primary suite, complete with a luxurious 5-piece ensuite that feels like a personal spa. Indulge in the deep soaker tub or enjoy the spacious walk-in shower, both adorned with sleek, contemporary finishes. Outside, you'll find a private patio perfect for relaxation, head to the back to your oversized double garage. Located just minutes from the river valley, parks, and downtown, this beauty offers the best of Edmonton.

Built in 1956

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4421574  |
| Price    | \$764,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,209                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 10211 70 Street            |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 2T5                    |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Bar, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached, Over Sized, Parking Pad Cement/Paved, Rear Drive Access     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Stucco   |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, |

Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof Asphalt Shingles  
Construction Wood, Composition, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 14th, 2025  
Days on Market 27  
Zoning Zone 19

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Listing information last updated on March 13th, 2025 at 2:02pm MDT