

# \$1,149,000 - 1304 70 Street, Edmonton

MLS® #E4423842

**\$1,149,000**

6 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 home, 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, and boasts private Summerside beach access.

Built in 2007

## Essential Information

MLS® #	E4423842
Price	\$1,149,000
Bedrooms	6



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	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Triple Garage Attached
Is Waterfront	Yes

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Beach Access, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 4th, 2025

Days on Market      8

Zoning                 Zone 53

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