

\$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 34

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 May 1st, 2025 at 11:47am MDT