

## \$768,800 - 1324 70 Street, Edmonton

MLS® #E4463776

### \$768,800

6 Bedroom, 4.00 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Walk in, walk out, but donâ€™t walk away. Welcome to 1324 70 St SW in Summerside, offering over 3,600 sq ft of total living space where comfort meets quiet luxury. From the moment you pull into the triple car garage and step inside, youâ€™ll feel the openness this custom 2.5 bi level walkout provides. Set on the largest lot in its cul-de-sac, this home offers space, parking, and easy access. Sunlight fills the vaulted living room, where warm hardwood and a gas fireplace create a cozy retreat. The main floor features 4 spacious bedrooms and 3 full baths, incl. 2 ensuites. Up a few quiet steps, the master retreat enjoys a floor of its own, offering calm and seclusion after long days. The walkout basement adds 2 bedrooms, a 4th full bath, laundry, a wet bar, and an acoustically treated theatre room complete w/ projector. Freshly painted, with refinished hardwood, laminate (2022), and new LVP under warranty until 2026. Close to schools, parks, the airport, and highways, this home is perfect for all stages of life

Built in 2006

### Essential Information

MLS® # E4463776

Price \$768,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,161                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1324 70 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1K9        |

### Amenities

|               |                                                                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home, Vaulted Ceiling, Walkout Basement, Wet Bar, See Remarks, 9 ft. Basement Ceiling |
| Parking       | Triple Garage Attached                                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Projector, Stove-Induction, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| Fireplaces        | See Remarks                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                     |
| Has Suite         | Yes                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                   |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Airport Nearby, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter, Slab

**School Information**

Elementary                Michael Strembitsky School

Middle                      Ellerslie Campus

High                          Holy Trinity Catholic

**Additional Information**

Date Listed                October 28th, 2025

Days on Market        19

Zoning                        Zone 53

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