

## \$529,000 - 2336 70 Street, Edmonton

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MLS® #E4456806

**\$529,000**

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

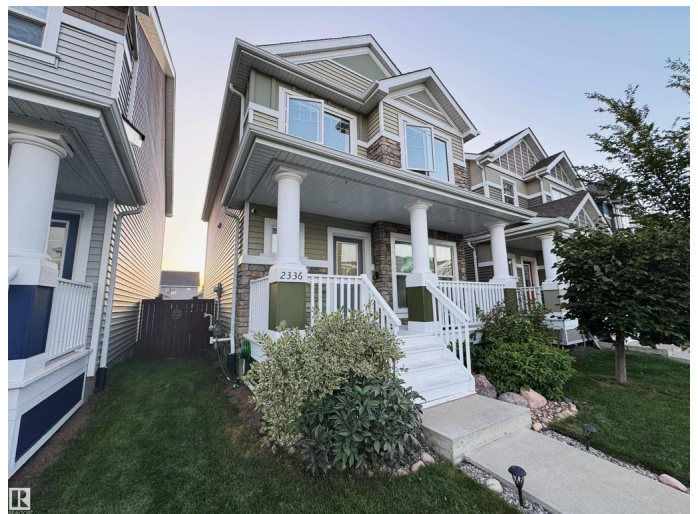
Welcome to this stunning ,meticulously maintained, centrally air-conditioned two-story home with over 2,100 sq. ft. of thoughtfully designed living space blending comfort and style at every turn The main floor boasts 9-foot ceilings and a spacious kitchen with dark cabinetry, a large island, and a walk-in pantry. The open-concept living and dining area flows effortlessly, complemented by a dedicated office space and a half bathroom. Upstairs offers a large primary bedroom with two walk-in closets and a 4-piece luxurious ensuite, plus two additional bedrooms, a 3-piece bathroom, and convenient upstairs laundry. The fully finished (permitted) basement includes a bedroom, den, bar area, 3-piece bath, and extra living space—ideal for entertaining or relaxing. A rare detached garage adds significant value, providing secure parking and extra storage. The beautifully landscaped yard adds charm and curb appeal. Enjoy exclusive lake access and premium community amenities in this desirable neighborhood.

Built in 2015

### Essential Information

MLS® # E4456806

Price \$529,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,643                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2336 70 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Z2        |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Hot Water Natural Gas, Lake Privileges, Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached                                                          |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Slab               |



**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
|------------|----------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 53             |
| HOA Fees       | 450                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on November 3rd, 2025 at 11:47am MST