

\$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 5

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 November 2nd, 2025 at 7:47pm MST