



Edmonton Alberta

\$768,800

Walk in, walk out, but don'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, you'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 (id:6769)

Bonus Room 7.85 m X 8.77 m

Bedroom 5 3.85 m X 3.23 m

Bedroom 6 3.84 m X 3.02 m

Media 3.81 m X 6.16 m

Laundry room 1.9 m X 4.71 m

Living room 4.17 m X 4.67 m

Dining room 5.22 m X 3.3 m

Kitchen 3.37 m X 5.91 m

Family room 4.58 m X 4.12 m

Bedroom 2 4.08 m X 3.1 m

Bedroom 3 3 m X 3.39 m

Bedroom 4 3.54 m X 4.4 m

Primary Bedroom 3.72 m X 6.29 m

Listing Presented By:



Originally Listed by:
Exp Realty

<https://ralphtherealtor.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.