



## Edmonton Alberta

\$745,000

Rare Summerside cul-de-sac location! This custom modified bi-level at 1324 70 St offers the perfect blend of luxury and convenience. Located near Ellerslie Rd, enjoy quick access to schools, shopping, hospitals, & YEG airport. Offering 3,600+ sq ft of living space, this 6-bed, 4-bath home features a fully finished walkout basement & oversized triple attached garage. The main floor boasts separate living & family rooms, a massive kitchen, & 3 bedrooms—including a guest suite with a private bath. Upstairs, the primary retreat features a walk-in closet & ensuite. The walkout lower level shines with 2 beds, a full bath, large rec room, wet bar, renovated laundry, & an acoustically treated home theatre. With a separate entrance & strong suite potential, it's ideal for multi-generational living. Upgrades include fresh paint, refinished hardwood, & new LVP floors. NO HOA fees! Experience unmatched space, parking, and versatility. (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

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:  
LPT 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.