

## **\$419,900 - 1432 70 Street, Edmonton**

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MLS® #E4432757

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,208 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

GREAT BUY IN SUMMERSIDE! This 3 bdrm, 2 1/2 bath, 2 storey single-family detached home is located ACROSS FROM HUGE GREEN SPACE, with Summerside Lake Access and all that this lovely community has to offer! (HOA paid for 2025) Incredibly well maintained. New fridge, dishwasher (Bosch), HWT, newer ceramic cook-top stove, washer, dryer, under-counter lights, paint, humidifier. Built in speakers for sound system. Open concept living area, with great kitchen, fireplace, and half-bath tucked away down a couple steps. Second level has 2 equal sized bdrms, and a 4 piece bath, plus Primary Bdrm with walk-in closet, and 4 piece ensuite. Basement is insulated, part dry-walled and ready to become your extra living space. NEW double garage, with shelving and storage!! (alley access) Large deck with ample room for BBQ and family get-togethers. New sod and landscaping. Welcome Home

Built in 2007

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4432757  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,208                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1432 70 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0H3        |

### Amenities

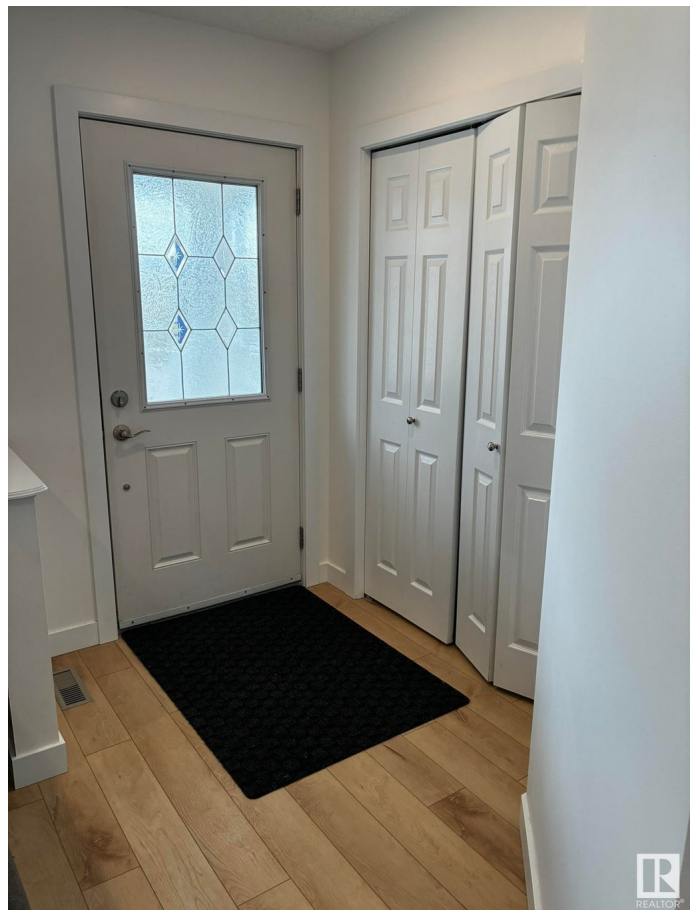
|           |                                    |
|-----------|------------------------------------|
| Amenities | Off Street Parking, On Street Home |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | ensuite bathroom                                           |
| Appliances        | Dishwasher-Built-In, Dryer, C Hood Fan, Refrigerator, Stov |
| Heating           | Forced Air-1, Natural Gas                                  |
| Fireplace         | Yes                                                        |
| Fireplaces        | See Remarks                                                |
| Stories           | 2                                                          |
| Has Basement      | Yes                                                        |
| Basement          | Full, Partially Finished                                   |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Lake Access Property, Paved Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                    |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 53          |
| HOA Fees       | 443.71           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 4:47am MDT