

## \$649,000 - 11442 70 Street, Edmonton

MLS® #E4427759

**\$649,000**

4 Bedroom, 3.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

Bellevue, Edmonton, AB

HIGHLANDS neighbour ~ Fantastic 2 storey infill ~ 1700+ sq.ft. w/ a finished basement. Walk in & be pleased with the generous entrance & brightly lit space. Main floor has an amazing kitchen with two-tone cabinetry (with soft close hinges), generous island, stainless steel appliances, quartz counter tops, pot lights, and contemporary pendant lighting. This home has vinyl plank & tile throughout (no carpet). 2nd floor has the primary bedroom with lovely vaulted ceilings, walk-in closet, and stylish 5 piece ensuite (with soaker tub). The other 2 bedrooms are perfect for kids rooms/office/or den. Head downstairs to a family room space with a wall of cabinetry - perfect for entertaining. Also in the basement is a bedroom + 4 piece bathroom. Other features include: west facing deck, & a double detached garage, and hot water on demand. This home is walking distance to Highlands liquor store, Fox Burger, Sabor Restaurant & Concordia College and Highlands golf course.

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427759  |
| Price     | \$649,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,709                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11442 70 Street |
| Area        | Edmonton        |
| Subdivision | Bellevue        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1T4         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl, Stucco  |
| Exterior Features | Back Lane, Flat Site, Public Swimming Pool, Public Transportation, Schools |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Vinyl, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Virginia Park        |
| Middle     | Highlands Jr. High   |
| High       | Eastglen High School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 09          |

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Listing information last updated on April 18th, 2025 at 3:17pm MDT