# \$619,000 - 11442 70 Street, Edmonton

MLS® #E4443214

#### \$619,000

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 & enjoy the spacious entrance & brightly lit space. Main floor has an amazing kitchen with two-tone cabinetry (with soft close hinges), big island, lots of drawers, 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 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 or crafting. Also in the basement is a bedroom + 4 piece bathroom. Other features include: west facing deck, & 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.



## **Essential Information**

MLS® # E4443214 Price \$619,000

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 June 18th, 2025

Days on Market 16

Zoning Zone 09

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Listing information last updated on July 4th, 2025 at 2:18pm MDT