

## \$739,980 - 9317 70 Avenue, Edmonton

MLS® #E4426806

**\$739,980**

3 Bedroom, 2.50 Bathroom, 1,743 sqft

Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to one of Edmonton's highly sought after neighborhoods of Hazeldean , this brand new 2 storey home is designed to allow you to live in the modern era yet still have the traditional heritage style feel of the neighborhood. This professionally styled home is close to the University of Alberta Hospital, Wyte Ave and the U of A. The open concept layout features, engineered hardwood floors, fireplace with tile surround, massive and inviting kitchen with quartz counter tops. The colors are tastefully chosen throughout the home from fixtures to tiles to cabinets. Head upstairs to the spacious master bedroom with large walk-in closet with custom built organizers and a 4 pc ensuite with a custom tiled shower and double vanities. There's also a 2nd 5pc bathroom and 2 more bedrooms. The laundry room is conveniently located on the second floor with upper cabinets. This is your chance to own a brand new affordable infill.

Built in 2024

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426806  |
| Price     | \$739,980 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,743                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9317 70 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0T8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-2, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            March 21st, 2025  
Days on Market      47  
Zoning                Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 7th, 2025 at 1:32am MDT