

## \$529,000 - 2336 70 Street, Edmonton

MLS® #E4456806

**\$529,000**

4 Bedroom, 3.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

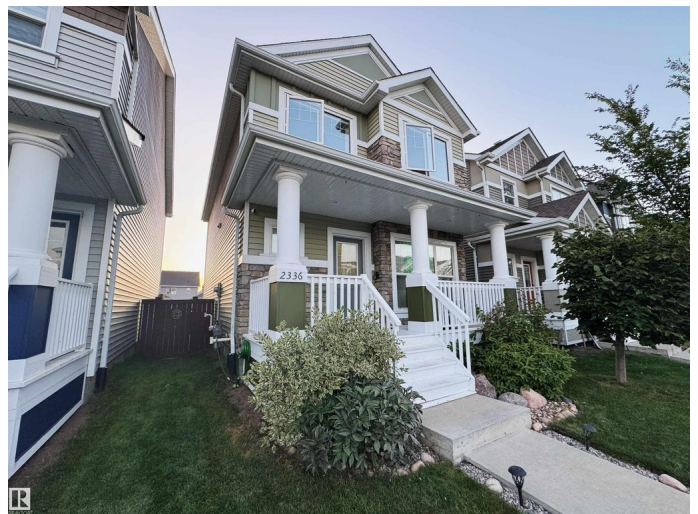
Welcome to this stunning ,meticulously maintained, centrally air-conditioned two-story home with over 2,100 sq. ft. of thoughtfully designed living space blending comfort and style at every turn. The main floor boasts 9-foot ceilings and a spacious kitchen with dark cabinetry, a large island, and a walk-in pantry. The open-concept living and dining area flows effortlessly, complemented by a dedicated office space and a half bathroom. Upstairs offers a large primary bedroom with two walk-in closets and a 4-piece luxurious ensuite, plus two additional bedrooms, a 3-piece bathroom, and convenient upstairs laundry. The fully finished (permitted) basement includes a bedroom, den, bar area, 3-piece bath, and extra living space—ideal for entertaining or relaxing. A rare detached garage adds significant value, providing secure parking and extra storage. The beautifully landscaped yard adds charm and curb appeal. Enjoy exclusive lake access and premium community amenities in this desirable neighborhood.

Built in 2015

### Essential Information

MLS® # E4456806

Price \$529,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2336 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Z2

### Amenities

Amenities	Air Conditioner, Hot Water Natural Gas, Lake Privileges, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Slab



**School Information**

Elementary Michael Strembitsky School

**Additional Information**

Date Listed September 6th, 2025  
Days on Market 7  
Zoning Zone 53  
HOA Fees 450  
HOA Fees Freq. Annually

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Listing information last updated on September 13th, 2025 at 5:02am MDT