

## \$639,000 - 11442 70 Street, Edmonton

MLS® #E4427759

**\$639,000**

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	\$639,000
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	81
Zoning	Zone 09

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 June 16th, 2025 at 11:32am MDT