

## **\$619,000 - 11929 70 Street, Edmonton**

MLS® #E4437691

**\$619,000**

7 Bedroom, 4.00 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Montrose (Edmonton), Edmonton, AB

Welcome to this Absolutely Stunning, 2 storey, 2197 sqft Plus over 1000 sqft FULLY FINISHED BASEMENT house! Features total of 7 bedrooms/4 bathroom/2 kitchens/2 living rooms/2 laundry areas & a double detached garage. Main floor greets you with open to below high ceiling/gorgeous glass staircase/large living room with bright windows & vinyl plank floorings throughout. Spacious kitchen with modern, upgraded kitchen cabinets/cupboards/pantry/huge c kitchen island/nice backsplash tiles/Quartz countertops kitchen & all bathrooms. Dining area w patio door to deck/landscaped & fenced yard. Main floor bedroom/a 4pc bathroom & laundry area. Upstairs offers 4 good-sized bedrooms/2 bathrooms. King-size master bedroom has walk-in closet & a 5pc en-suite. SEPARATE SIDE ENTRANCE to a finished basement c/w 2 additional bedrooms/2nd kitchen/2nd living rm/a 5pc bathroom/laundry area & utility rm. Carpet free home! Easy access to transits/school/shopping/downtown & all amenities. Quick poss avail. Shows 10/10! Don't miss!

Built in 2018

### **Essential Information**

MLS® #

E4437691



|                |                        |
|----------------|------------------------|
| Price          | \$619,000              |
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11929 70 Street     |
| Area        | Edmonton            |
| Subdivision | Montrose (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 1V1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached                              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 50             |
| Zoning         | Zone 06        |

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Listing information last updated on July 10th, 2025 at 5:17am MDT