

## \$470,000 - 2335 70 Street, Edmonton

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MLS® #E4459365

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,484 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the "SUMMERSIDE", Edmonton's premiere private lake access community. Love where you live with activities for your entire family year-round; swimming, paddle boat, skating, fishing, tennis PLUS access to exclusive CLUBHOUSE & BEACH CLUB off sandy beach. Abundance of charm in this 1484 sqft home featuring full width front porch, landscaping & fence. Desired neutral tones throughout, newly laid carpet on stairs & luxury vinyl plank flooring upper-level. Welcoming foyer transitions to bright open concept GREAT ROOM w/rich hardwood floors & spacious living/dining area. Delightful kitchen showcases crowned cabinetry, SS appliances, pantry, centre block island, quartz countertops & picture window to enjoy your backyard view. Convenient back mudroom & garden door access to patio complete w/permitted hot tub, veggie garden & dble garage w/gas line. Owner's suite has private 4 pc ensuite (dual sinks) & large WIC. 2 additional jr rooms, 4pc bath & laundry closet. Fantastic home...MUST SEE!



Built in 2016

### Essential Information

MLS® # E4459365

Price \$470,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,484                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2335 70 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1Z2        |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, Hot Tub, Patio, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                                  |
| Parking        | Double Garage Detached, Rear Drive Access                                          |

### Interior

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

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Picnic Area, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 53              |
| HOA Fees       | 453.02               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 7th, 2025 at 7:02pm MDT