

## **\$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	27
Zoning	Zone 06

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Listing information last updated on June 17th, 2025 at 7:17am MDT