

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

# \$739,980 - 9317 70 Avenue, Edmonton

MLS® #E4426806

**\$739,980**

3 Bedroom, 2.50 Bathroom, 1,743 sqft  
Single Family on 0.00 Acres

Hazeldean, Edmonton, AB

Welcome to one of Edmonton's highly sought after neighborhoods of Hazeldean , this brand new 2 storey home is designed to allow you to live in the modern era yet still have the traditional heritage style feel of the neighborhood. This professionally styled home is close to the University of Alberta Hospital, Wyte Ave and the U of A. The open concept layout features, engineered hardwood floors, fireplace with tile surround, massive and inviting kitchen with quartz counter tops. The colors are tastefully chosen throughout the home from fixtures to tiles to cabinets. Head upstairs to the spacious master bedroom with large walk-in closet with custom built organizers and a 4 pc ensuite with a custom tiled shower and double vanities. There's also a 2nd 5pc bathroom and 2 more bedrooms. The laundry room is conveniently located on the second floor with upper cabinets. This is your chance to own a brand new affordable infill.



Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426806  |
| Price     | \$739,980 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,743                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9317 70 Avenue |
| Area        | Edmonton       |
| Subdivision | Hazeldean      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 0T8        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-2, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed March 21st, 2025

Days on Market 13

Zoning Zone 17

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Listing information last updated on April 3rd, 2025 at 3:47pm MDT