

# **\$1,038,000 - 1108 70 Street Sw Sw, Edmonton**

MLS® #E4248206

**\$1,038,000**

6 Bedroom, 5.00 Bathroom, 3,006 sqft  
Single Family on 0.14 Acres

Summerside, Edmonton, AB

Excellent location for this rare custom built 2 storey home in Summerside's Sunset Valley. Fully finished walkout basement backing onto a lake. Over 4000 sq feet of living space in this beautiful 2 storey home. Total of 6 bedrooms, 5 full bathrooms plus main floor office/den. Custom features such as half moon staircase, 17 feet ceiling with soaring stone fireplace. Large windows with views of the lake. 4 bedrooms on the top floor, two with en-suites and an additional 2 bedrooms with a full bathroom in between. Fully finished walk out basement includes 2 bedrooms, 2 sitting areas and a wet bar, custom TV wall along with walk out access to the fully Landscaped yard. Home has central air conditioning, central vacuum, Heated Triple garage, Hunter Douglas blinds throughout, large deck with retractable sun shade to enjoy sunsets with a beautiful view of the lake, granite counter tops, custom ceilings on main, ample pot lights throughout, gas stove, fully landscaped yard with stone steps and the list goes on.

Built in 2007

## **Essential Information**

MLS® #	E4248206
Price	\$1,038,000
Bedrooms	6



Bathrooms	5.00
Full Baths	5
Square Footage	3,006
Acres	0.14
Year Built	2007
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	1108 70 Street Sw Sw
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1K8

### **Amenities**

Features	Vacuum System-Roughed-In, Air Conditioner, Bar, No Smoking Home, Walkout Basement, Wet Bar
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### **Interior**

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Refrigerator, Stove-Gas, Washer, Window Coverings, Garage heater, Air Conditioning-Central, Dishwasher-Built-In, Dryer
Heating	Forced Air-2
# of Stories	3
Has Basement	Yes
Basement	Fully Finished, Full, Walkout

### **Exterior**

Exterior	Stucco
Exterior Features	Schools, Shopping Nearby, Airport Nearby, Backs Onto Lake, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public

	Transportation, See Remarks
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed            June 6th, 2021

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