

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 27

Zoning Zone 17

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 6:47pm MDT