

## \$525,000 - 8511 70 Street, Edmonton

MLS® #E4451309

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

**STUNNING HOME WITH MODERN LUXURY & SPACIOUS LIVING!** Welcome to this beautifully updated 1965 home, perfectly blending timeless charm with high-end renovations & expansive living space. The fully renovated upstairs features an open-concept design (supported by an engineered beam) for a bright, airy feel, while the ff basement adds incredible versatility for entertainment or family living. Key Features: Brand-new roof (2024) plus newer furnace, A/C & hot water tank. Energy-efficient new windows, backwater valve & sump pump for peace of mind. TRIPLE detached 22' x 35' heated garage (in-slab heating) & RV parking—perfect for vehicles, toys or projects. Spacious open-concept living w/modern flow & natural light. Fully finished basement—ideal for a rec room, home gym or guest space. Prime location: Walk to schools, quick access to downtown and all amenities. The perfect blend of comfort, space and convenience. With top-notch updates, flexible living areas and an unbeatable location, this home is a rare find.

Built in 1964

### Essential Information

MLS® # E4451309

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,049                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8511 70 Street |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 1W6        |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Fire Pit, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop |
| Parking   | Triple Garage Detached                                                          |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Fireplace    | Yes                                                                                                    |
| Fireplaces   | Tile Surround                                                                                          |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, |

Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 18          |

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