

## \$299,900 - 70 Hearthstone, Edmonton

MLS® #E4447813

**\$299,900**

4 Bedroom, 2.50 Bathroom, 1,265 sqft

Condo / Townhouse on 0.00 Acres

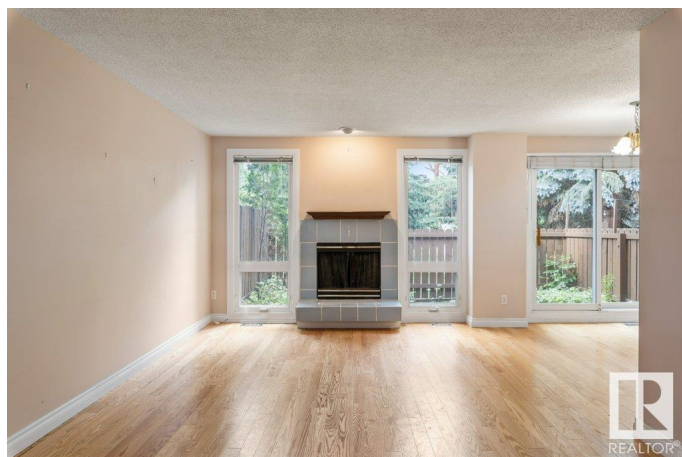
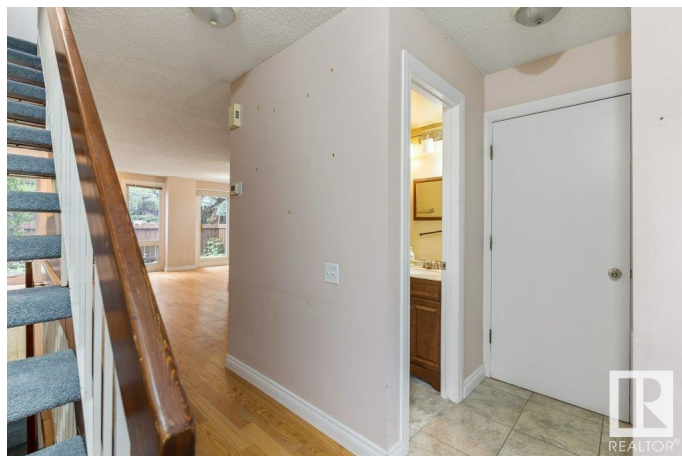
Brander Gardens, Edmonton, AB

Popular Hearthstone townhome backing onto lush greenspace and steps from the river valley. Surrounded by mature trees and scenic walking trails leading to the river and Fort Edmonton footbridge. This well-designed two-storey offers hardwood flooring in the living and dining rooms, a cozy wood-burning fireplace, and a galley-style kitchen ready for your personal touch. Upstairs features 3 spacious bedrooms, while the fully finished basement includes a 4th bedroom, 3-piece bath, and a large rec room. Enjoy the private fenced patio and attached garage. Pet-friendly complex (with Board approval) featuring beautifully maintained gardens. Ideally located within walking distance to schools, trails, and parks, with easy access to Whitemud, Anthony Henday, shopping, and direct transit to the U of A. A fantastic opportunity to personalize a home in a well-run, highly desirable community.

Built in 1976

### Essential Information

MLS® #	E4447813
Price	\$299,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,265
Acres	0.00
Year Built	1976
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	70 Hearthstone
Area	Edmonton
Subdivision	Brander Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 5E5

### Amenities

Amenities	Parking-Visitor
Parking	Single Garage Attached

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	Zone 14
Condo Fee	\$481

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Listing information last updated on July 16th, 2025 at 11:17am MDT