

## \$325,000 - 1804 70 Street, Edmonton

MLS® #E4438307

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

LAKE ACCESS! Nestled in the desirable community of Lake Summerside, this beautiful 2 Bedroom + 2 Bath townhouse is perfect for investors, first-time buyers or empty nesters. The open-concept main floor is filled with natural light and features durable laminate floors, a bright and airy living area, a cozy dining space, and half bath. The spacious kitchen is equipped with ample cabinetry and lots of counter space, and an eat-up bar to enjoy your morning coffee. Upstairs, youâ€™ll find two generous bedrooms, each with its own walk-in closet and ensuite bathroom, providing ultimate comfort and privacy. The lower level provides access to the double attached garage and ample storage space. Convenient visitor parking is nearby for all your guests and just a 10-min walk to the private beach or a 2-min stroll to the community dog park. Great tenants could stay on, an easy investment property! Donâ€™t miss out on this amazing opportunity ideally located near parks, trails, transit, amenities, and of courseâ€”THE LAKE!

Built in 2011

### Essential Information

MLS® # E4438307

Price \$325,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	Lake Privileges, No Smoking Home, Parking-Visitor, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page High School

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	21
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$278



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Listing information last updated on June 13th, 2025 at 7:17pm MDT