

## \$330,000 - 170 1804 70 Street, Edmonton

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MLS® #E4436709

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Gorgeous, upgraded, open concept, 3 bedroom, 2.5 bath home in the prestigious neighbourhood of Lake Summerside! Modern finishes greet you as you open the front door. An expansive living room with dark hardwood floors flows through to the spacious kitchen boasting espresso cabinets, grey counters & a glass backsplash. Upgraded tile floors, stainless steel appliances, large central island with eating bar, side pantry & separate dining area. 2 pce powder room on main. Upstairs features a large master suite with full ensuite (oversized stand up shower) & walk in closet. 2 additional bedrooms & a 4 pce bath up. Lower level laundry/storage & direct access to your double attached garage. Great location within the complex boasting a fenced yard & a lovely green space out front for the kids to play. Enjoy exclusive access to Summerside Lake - offering countless amenities incl: white sand beaches, volleyball, tennis, playgrounds, trails, BBQ areas, fishing & more. Low condo fees!



Built in 2012

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4436709  |
| Price    | \$330,000 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 170 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached           |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Backs Onto Park/Trees, Lake Access Property |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |
| Foundation        | Slab  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 53        |
| HOA Fees       | 453            |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$285          |

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Listing information last updated on May 25th, 2025 at 12:17am MDT