

# **\$329,900 - 68 1804 70 Street, Edmonton**

MLS® #E4432385

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Just steps from the private shores of Lake Summerside, this impeccably maintained 2 bed, 2.5 bath townhome blends comfort, convenience, & community. The open-concept main floor is freshly painted and filled with natural light. A bright and open kitchen offers stainless steel appliances, ample cabinetry, and a large window overlooking your fenced front yard. Upstairs you'll find two spacious bedrooms, each w/ a private ensuite and walk-in closet, perfect for guests, roommates, or a home office. Enjoy the comfort of central A/C, a double attached garage, and plenty of visitor parking. Low condo fees cover exterior maintenance for worry-free living. Close proximity to K-12 schools, shopping, amenities & a quick 15 min drive to the airport. Best of all, enjoy year-round Lake Summerside access with swimming, paddleboarding, skating, and more. Whether you're relaxing at home or taking advantage of nearby amenities, this home delivers an exceptional lifestyle in one of Edmonton's most sought-after neighborhoods.

Built in 2010

## **Essential Information**

MLS® # E4432385

Price \$329,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	68 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Front Porch, Lake Privileges, No Smoking Home, Parking-Extra, Parking-Visitor, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Fenced, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually
Condo Fee	\$289

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 May 1st, 2025 at 9:47pm MDT