

\$325,000 - 1804 70 Street, Edmonton

MLS® #E4440049

\$325,000

2 Bedroom, 2.50 Bathroom, 1,223 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

What a value! Yes, you can have a 1223sq.ft 2 bedroom, 2.5 bathroom townhome in desirable Summerside with LAKE ACCESS FOR THE SUMMER (and year round) for \$325,000!!!

This townhome is move in ready and available for quick possession. The main level with access to the east facing yard has a common path in between and the tree have matured giving you privacy. The space is nice and open with a large living room, kitchen with great counter space and an island, access to the balcony with BBQ, dining nook, and half bathroom. Upstairs you will find the two bedrooms, each with their own bathrooms, and a den. The lower level has the laundry area, storage/ utility room, and attached double garage. Nestled by the lake with tons of trails, parks, and close proximity to schools, shopping, restaurants, and so much more, don't miss out on this great opportunity!

Built in 2012

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440049 |
| Price | \$325,000 |
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,223 |
| Acres | 0.00 |
| Year Built | 2012 |
| 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 | Detectors Smoke, No Animal Home, 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-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Beach Access, Fenced, Lake Access Property, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 13 |
| Zoning | Zone 53 |
| HOA Fees | 453 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$278 |

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Listing information last updated on June 16th, 2025 at 2:17am MDT