

Courtesy Of Sherri L Herman Of One Percent Realty

## \$320,000 - 118 1804 70 Street, Edmonton

MLS® #E4427297

**\$320,000**

2 Bedroom, 2.50 Bathroom, 1,204 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Experience the best of lake life in this 2-bedroom, 2.5-bathroom townhome, perfectly situated in the complex with tons of sunlight and ample visitor parking. Whether you're paddleboarding in the summer, skating in the winter, or enjoying year-round community events, this home offers the perfect lifestyle. Step inside to a spacious front entry, leading up to a warm and inviting kitchen featuring an eat-up bar, hardwood floors, and large windows that fill the space with natural light. The open-concept living and dining area is perfect for relaxing or entertaining. Upstairs, you'll find two generous bedrooms, each with its own walk-in closet and ensuite bathroom, providing ultimate comfort and privacy. Additional features include: Attached double garage for convenience, Landscaped grounds maintained by the condo (grass in summer, snow removal in winter), and prime location – just a 10-minute walk to the private beach or a 2-minute stroll to the community dog park. Don't miss out on this amazing opportunity

Built in 2011

### Essential Information

MLS® #	E4427297
Price	\$320,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	118 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### **Amenities**

Amenities	Front Porch
Parking Spaces	2
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	Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	25
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$284

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 April 18th, 2025 at 1:02pm MDT