

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	11
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 4th, 2025 at 8:32pm MDT