

## \$329,000 - 110 1804 70 Street, Edmonton

MLS® #E4428620

**\$329,000**

2 Bedroom, 2.50 Bathroom, 1,223 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

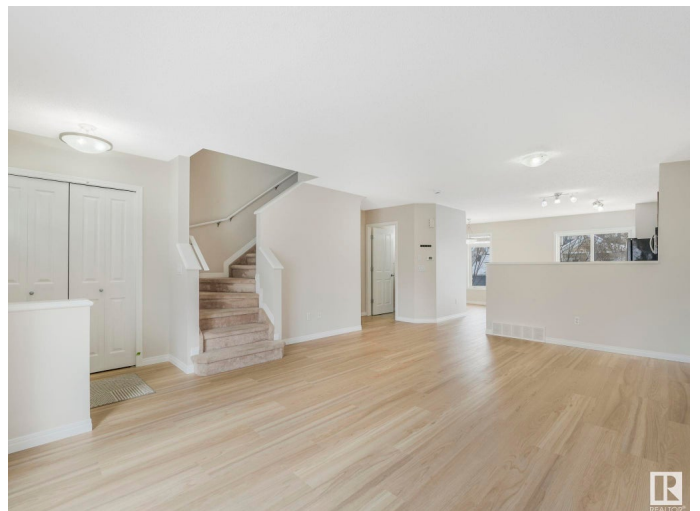
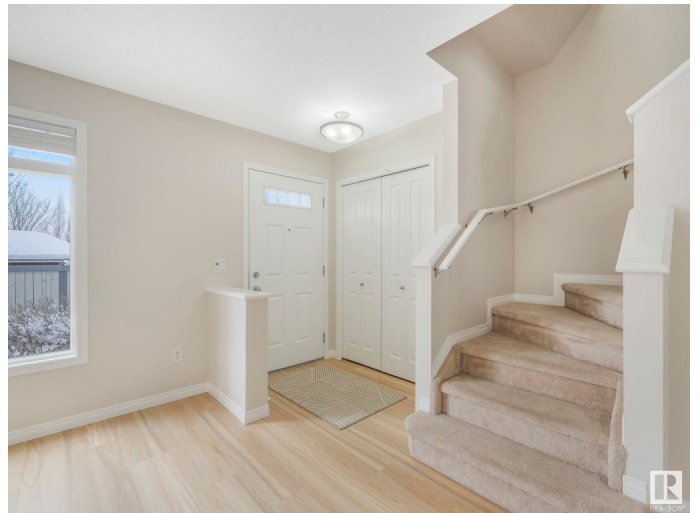
Summerside w/ LAKE ACCESS & a pet friendly, financially stable complex! WOW fresh paint, BRAND NEW vinyl plank, blinds & dishwasher = totally move in ready. This home is LOCATED IN THE BEST SPOT in the complex, tucked away from the hustle & bustle of the main street with a huge block of visitor parking right behind it. A fully fenced front yard greets you where your kids will love to play while youâ€™re BBQing in the summer. The bright & OPEN CONCEPT main floor features a large great room, the perfect space for family get togethers. The kitchen has an island, updated stove/dishwasher & a side pantry. There is direct access to the rear SOUTH FACING deck & to the dining room that can fit a 6 person table. Upstairs youâ€™ll find a bonus/flex space plus the dual bedrooms both with full bathrooms & walk in closets. The basement is fully finished with built storage, washer dryer & access to the double garage. Snow removal & grass cutting in front yard incl with low condo fee in this well managed complex.

Built in 2011

### Essential Information

MLS® # E4428620

Price \$329,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,223             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 110 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Lake Privileges, Parking-Visitor, Storage-In-Suite, See Remarks |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Ellerslie Primary |
| Middle     | Vernon Barfield   |
| High       | J. Percy Page     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$284           |

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Listing information last updated on April 11th, 2025 at 1:17am MDT