

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 | 12               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$284            |

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Listing information last updated on April 5th, 2025 at 3:02pm MDT