

## \$330,000 - 170 1804 70 Street, Edmonton

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MLS® #E4436709

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Gorgeous, upgraded, open concept, 3 bedroom, 2.5 bath home in the prestigious neighbourhood of Lake Summerside! Modern finishes greet you as you open the front door. An expansive living room with dark hardwood floors flows through to the spacious kitchen boasting espresso cabinets, grey counters & a glass backsplash. Upgraded tile floors, stainless steel appliances, large central island with eating bar, side pantry & separate dining area. 2 pce powder room on main. Upstairs features a large master suite with full ensuite (oversized stand up shower) & walk in closet. 2 additional bedrooms & a 4 pce bath up. Lower level laundry/storage & direct access to your double attached garage. Great location within the complex boasting a fenced yard & a lovely green space out front for the kids to play. Enjoy exclusive access to Summerside Lake - offering countless amenities incl: white sand beaches, volleyball, tennis, playgrounds, trails, BBQ areas, fishing & more. Low condo fees!



Built in 2012

### Essential Information

MLS® #	E4436709
Price	\$330,000
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	170 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	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-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Lake Access Property
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	6
Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually
Condo Fee	\$285

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