

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 11:47am MDT