

## \$335,000 - 154 1804 70 Street, Edmonton

MLS® #E4462639

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,264 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to the Corner unit in Summerside. This stunning 2 storey home equipped with 3-bedrooms, 2.1-bath home is loaded with upgrades—stainless steel appliances, quartz countertops, and a bright dining room that leads to your own private balcony. Enjoy summer BBQs on the patio with a built-in gas line and the convenience of a double attached garage. Best of all? You™ll have access to beautiful Lake Summerside—your private getaway for year-round fun. It is a must see

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4462639          |
| Price          | \$335,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,264             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 154 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

## Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| 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           | Baseboard, Natural Gas                                                                                                                |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, See Remarks                                                                                                                     |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Airport Nearby, Beach Access, Corner Lot, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | Concrete Perimeter                                        |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 53            |
| HOA Fees       | 431.45             |
| HOA Fees Freq. | Annually           |
| Condo Fee      | \$278              |

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