

# \$325,000 - 1804 70 Street, Edmonton

MLS® #E4442061

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,227 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

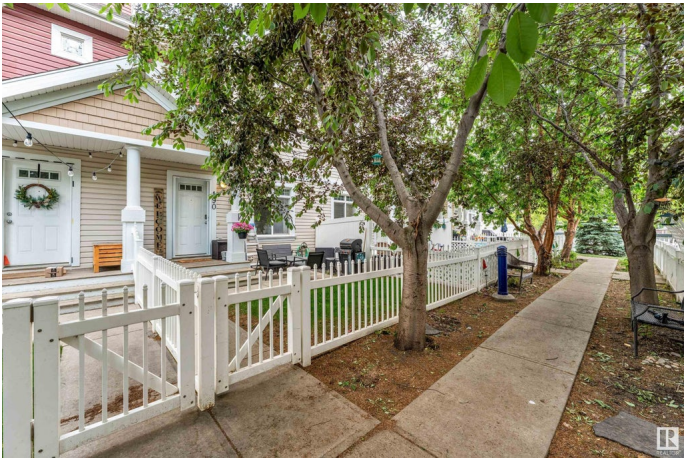
Lake access, great schools, and quick access to Anthony Henday & Hwy 2â€”this townhouse has it all! The upper floor offers two master bedrooms, each with a walk-in closetâ€”one with a 4-piece ensuite, the other with a 3-piece ensuiteâ€”plus a versatile den. The main floor features an open-concept living area and a convenient half bath. Finished basement and double attached garage complete this ideal home!

Built in 2008

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4442061          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,227             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

## Community Information



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

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, Lake Privileges, Parking-Visitor |
| Parking   | Double Garage Attached                                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Stove-Induction, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$285           |

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Listing information last updated on June 16th, 2025 at 7:17am MDT