

Courtesy Of Kathy Sobh Of MaxWell Polaris

## \$330,000 - 144 1804 70 Street, Edmonton

MLS® #E4430736

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,258 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

LAKE ACCESS! Nestled in the desirable community of Lake Summerside, this beautiful 3-bedroom, 3-bath END UNIT townhouse is perfect for you and your family. The open-concept main floor features gleaming hardwood floors, a bright and airy living area, and a cozy dining space. The modern kitchen is equipped with stainless steel appliances, floor-to-ceiling cabinets, a huge island, ample cabinet space, and a balcony to enjoy your morning coffee. Upstairs, the primary bedroom boasts a private en-suite and large closets, while two additional bedrooms share a 4-piece bathroom. The lower level provides access to the double attached garage and ample storage space. Convenient visitor parking is nearby for all your guests and 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 ideally located near parks, trails, transit, amenities, and of course THE LAKE! Don't miss out on this fantastic opportunity!

Built in 2011

### Essential Information

MLS® #	E4430736
Price	\$330,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	144 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	Air Conditioner, No Smoking Home, Parking-Visitor, Patio, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	489
HOA Fees Freq.	Annually
Condo Fee	\$284

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 23rd, 2025 at 9:02am MDT