

## \$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. Donâ€™t miss out on this amazing opportunity ideally located near parks, trails, transit, amenities, and of courseâ€”THE LAKE! Donâ€™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 | 7                |
| Zoning         | Zone 53          |
| HOA Fees       | 489              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$284            |

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Listing information last updated on April 21st, 2025 at 12:32pm MDT