

Courtesy Of Kathy Sobh Of MaxWell Polaris

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

MLS® #E4427938

**\$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® #   | E4427938  |
| 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    | March 28th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 53          |
| HOA Fees       | 489              |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$284            |

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Listing information last updated on April 8th, 2025 at 6:47pm MDT