

\$325,000 - 98 1804 70 Street, Edmonton

MLS® #E4441142

\$325,000

3 Bedroom, 2.50 Bathroom, 1,217 sqft
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

ACCESS TO LAKE SUMMERSIDE!!

Unbeatable location where you get resident-only access to a LAKE and BEACH AREA and TENNIS & BASKETBALL COURTS and REC CENTRE and more!! Welcome to this terrific 3 BEDROOM, 2.5 BATH FRESHLY PAINTED Townhouse with DOUBLE ATTACHED GARAGE and FENCED-IN YARD, tucked away in the back of the complex which gives you added privacy. The open concept main level features hardwood & tile flooring, and a spacious kitchen with newer stainless steel appliances, and a raised breakfast bar that flows into the dining area and bright living room. There is a half bath and also a DECK. The upper level has 3 bedrooms and 2 full bathrooms which includes a huge primary bedroom with full ensuite. Most closets have custom shelving to optimize storage. The lower level has your laundry and offers plenty of storage, and also access to your double garage. Welcome to LAKE LIFE IN THE CITY. This one won't last!

Built in 2011

Essential Information

| | |
|----------|-----------|
| MLS® # | E4441142 |
| Price | \$325,000 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,217 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 98 1804 70 Street |
| Area | Edmonton |
| Subdivision | Summerside |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0H4 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Front Porch, Lake Privileges, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Racquet Courts, Recreation Room/Centre, Social Rooms, Tennis Courts, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Ski Hill Nearby, Private Park Access |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 24 |
| Zoning | Zone 53 |
| HOA Fees | 453.02 |
| HOA Fees Freq. | Annually |
| Condo Fee | \$278 |

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 July 1st, 2025 at 5:17am MDT