

## **\$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	28
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$278

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