

## \$325,000 - 149 1804 70 Street, Edmonton

MLS® #E4440049

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,223 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

What a value! Yes, you can have a 1223sq.ft 2 bedroom, 2.5 bathroom townhome in desirable Summerside with LAKE ACCESS FOR THE SUMMER (and year round) for \$325,000!!!

This townhome is move in ready and available for quick possession. The main level with access to the east facing yard has a common path in between and the tree have matured giving you privacy. The space is nice and open with a large living room, kitchen with great counter space and an island, access to the balcony with BBQ, dining nook, and half bathroom. Upstairs you will find the two bedrooms, each with their own bathrooms, and a den. The lower level has the laundry area, storage/ utility room, and attached double garage. Nestled by the lake with tons of trails, parks, and close proximity to schools, shopping, restaurants, and so much more, don't miss out on this great opportunity!

Built in 2012

### Essential Information

MLS® #	E4440049
Price	\$325,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,223
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	149 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Fenced, Lake Access Property, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually
Condo Fee	\$278

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