

## **\$325,000 - 143 1804 70 Street, Edmonton**

MLS® #E4438307

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,226 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

LAKE ACCESS! Nestled in the desirable community of Lake Summerside, this beautiful 2 Bedroom + 2 Bath townhouse is perfect for investors, first-time buyers or empty nesters. The open-concept main floor is filled with natural light and features durable laminate floors, a bright and airy living area, a cozy dining space, and half bath. The spacious kitchen is equipped with ample cabinetry and lots of counter space, and an eat-up bar to enjoy your morning coffee. Upstairs, youâ€™™ll find two generous bedrooms, each with its own walk-in closet and ensuite bathroom, providing ultimate comfort and privacy. 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-min walk to the private beach or a 2-min 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!

Built in 2011

### **Essential Information**

MLS® #	E4438307
Price	\$325,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	143 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	Lake Privileges, No Smoking Home, Parking-Visitor, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
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
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Michael Strembitsky School  
Middle                              Michael Strembitsky School  
High                                 J. Percy Page High School

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                72  
Zoning                              Zone 53  
HOA Fees                         453.02  
HOA Fees Freq.                Annually  
Condo Fee                        \$278



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