

## **\$329,900 - 14 1804 70 Street, Edmonton**

MLS® #E4452104

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,249 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this charming 2-bedroom, 2-bath condo offering 1,248 sqft of stylish living space in the highly sought-after community of Summerside! Perfectly suited for first-time home buyers or savvy investors, this bright and spacious corner lot unit features an open-concept layout with a modern kitchen, ample cabinetry, and a large island ideal for entertaining. The generous living and dining areas flow seamlessly, creating a warm and inviting atmosphere. Make your way to the second floor where you will find two primary bedrooms both featuring walk-in closet and private 4-piece ensuites. Enjoy the convenience of in-suite laundry, double attached garage for parking, and low-maintenance living. Best of all—exclusive lake access! Spend your summers paddleboarding, swimming, or relaxing at the private beach. Located near schools, shopping, and transit, this condo combines lifestyle and location. Don't miss your chance to own in one of Edmonton's most desirable lake communities!

Built in 2009

### **Essential Information**

MLS® # E4452104

Price \$329,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 1804 70 Street |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 0H4           |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Closet Organizers, Lake Privileges, Parking-Visitor |
| 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 | Fenced, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$289            |

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Listing information last updated on August 20th, 2025 at 9:02pm MDT