

## \$325,900 - 104 1804 70 Street, Edmonton

MLS® #E4435818

**\$325,900**

2 Bedroom, 2.50 Bathroom, 1,237 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Beautifully upgraded 1237 sq ft END UNIT townhome in Summerside! Featuring hardwood floors, a modern kitchen with stainless steel appliances, contemporary cabinets, a raised eating bar, and open-concept living and dining areas. The main floor also includes a 2-piece bath. Upstairs offers two large primary suites, each with walk-in closets and private ensuites. The lower level includes laundry, storage, and a double attached garage. Enjoy your fenced front yard and access to Summerside's private lake, beaches, parks, tennis, swimming, and more. Close to schools, shopping, and restaurants.

Built in 2011

### Essential Information

MLS® #	E4435818
Price	\$325,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,237
Acres	0.00
Year Built	2011
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	104 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H4

### Amenities

Amenities	See Remarks
Parking Spaces	2
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	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Lake Access Property, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
Days on Market	3
Zoning	Zone 53

HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$283

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