

\$329,900 - #166 1804 70 St Sw, Edmonton

MLS® #E4460840

\$329,900

3 Bedroom, 3.00 Bathroom, 1,213 sqft
Single Family on 0.04 Acres

Summerside, Edmonton, Alberta

DOUBLE ATTACHED GARAGE with access to private 32 acre lake and sandy beach, plus unlimited use of non-motorized watercraft. 3 bed, 2.5 bath townhome in the desirable lakeside community of Summerside. Bright front entry leads to open-concept main floor with large windows, modern kitchen with island/breakfast bar, large dining area, and convenient 2pc powder room on main floor. Upstairs the primary bedroom offers a walk in closet with a large window and private Ensuite. Two more spacious bedrooms and an additional 4 pc bathroom on top floor. Enjoy the convenience of in-suite laundry, underground heated parking, and a private balcony for morning coffee & evening wind-down. Residents have exclusive access to Summerside's amenities: swimmable lake, sandy beach, tennis, basketball, use of paddleboards etc. Located close to schools, shopping, restaurants, public transit, and major commuter routes. The perfect balance of comfort & convenience. Condo fees \$278.33/month. 2025 Taxes \$2,925.11. (id:6289)

Built in 2012

Essential Information

Listing #	E4460840
Price	\$329,900
Bedrooms	3



166, 1804 70 St SW



- SOUGHT-AFTER SUMMERSIDE COMMUNITY
- LAKE ACCESS WITH BEACH, SWIMMING & BOATING
- 3 BEDROOMS, 2 BATHROOMS
- BRIGHT, OPEN-CONCEPT LAYOUT
- LARGE WINDOWS FOR NATURAL LIGHT
- MODERN KITCHEN WITH AMPLE CABINETRY
- SPACIOUS DINING AREA
- 2PC POWDER ROOM ON MAIN FLOOR
- PRIMARY WITH WALK-IN CLOSET & ENSUITE
- TWO ADDITIONAL BEDROOMS UPSTAIRS
- 4PC MAIN BATHROOM
- BASEMENT LAUNDRY
- PRIVATE BALCONY FOR RELAXING
- DOUBLE ATTACHED GARAGE
- CLOSE TO SCHOOLS & PARKS
- NEAR SHOPPING, DINING & TRANSIT
- EASY ACCESS TO MAJOR COMMUTER ROUTES
- BALANCES COMFORT AND CONVENIENCE
- TAXES \$2,925.11 IN 2025
- ABOVE GRADE TOTAL 1,213.14 SQ FT.



Bathrooms	3.00
Half Baths	1
Square Footage	1,213
Acres	0.04
Year Built	2012
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	#166 1804 70 St Sw
Subdivision	Summerside
City	Edmonton
Province	Alberta
Postal Code	T6X0H4

Amenities

Amenities	Playground, Schools, Shopping
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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