

## \$325,000 - 128 1804 70 Street, Edmonton

MLS® #E4454846

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,223 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

LIFE'S A BEACH IN SUMMERSIDE! This well maintained DUAL-MASTER floorplan offers 2 spacious bedrooms on the upper floor, each with its own en-suite bathroom. The main level is open concept, offering UPGRADED FINISHES throughout including HARDWOOD FLOORS, TILE in the KITCHEN & ENTRY, and everyone's preferred QUARTZ COUNTERS. Lots of space in the dining area for large kitchen table. Ample counter space throughout. The east facing patio allows for sunny enjoyment in the mornings & a reprieve from the heat in the evenings! The basement features access to the Double attached Garage, Mechanical Room, and Laundry / Storage. Just a short 15 minute walk to MICHAEL STREMBITSKY SCHOOL (K to 9). Enjoy all the amenities Summerside has to offer, including LAKE ACCESS, Grocery shopping, restaurants and more!

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4454846  |
| Price      | \$325,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,223             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 128 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Lake Privileges, No Animal Home, No Smoking Home |
| 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           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Partial, Partially Finished                                                                                                           |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Playground Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | MICHAEL STREMBITSKY SCHOOL |
| Middle     | MICHAEL STREMBITSKY SCHOOL |
| High       | J. PERCY PAGE SCHOOL       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 53           |
| HOA Fees       | 452.02            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$278             |

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Listing information last updated on September 4th, 2025 at 5:47am MDT