

## \$314,900 - 166 1804 70 Street, Edmonton

MLS® #E4460840

**\$314,900**

3 Bedroom, 2.50 Bathroom, 1,213 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

DOUBLE ATTACHED GARAGE with exclusive access to private 32 acre lake, sandy beach, 10 acre park, and free use of non-motorized watercraft. 3 bed, 2.5 bath townhome in the lake 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 and private full ensuite. Two more spacious bedrooms and an additional full 4 pc bathroom on top floor. Basement provides full-sized front load washer/dryer & ample storage. Kitchen leads to 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, skating. 2 blocks to Michael Strembitsky K-9 school. On bus route and conveniently between the 91 St and 50 St Henday exits for commuters. Lifestyle awaits! Condo fees \$278.33/month. 2025 Taxes \$2,925.11.

Built in 2012

### Essential Information

MLS® # E4460840

Price \$314,900



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.



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,213             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 166 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Off Street Parking, Lake Privileges |
| 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, Partially Finished                                                                                                           |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 34                |
| Zoning         | Zone 53           |
| HOA Fees       | 452.02            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$278             |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 6th, 2025 at 10:02pm MST