

## \$325,000 - 143 1804 70 Street, Edmonton

MLS® #E4438307

**\$325,000**

2 Bedroom, 2.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

LAKE ACCESS! Nestled in the desirable community of Lake Summerside, this beautiful 2 Bedroom + 2 Bath townhouse is perfect for investors, first-time buyers or empty nesters. The open-concept main floor is filled with natural light and features durable laminate floors, a bright and airy living area, a cozy dining space, and half bath. The spacious kitchen is equipped with ample cabinetry and lots of counter space, and an eat-up bar to enjoy your morning coffee. Upstairs, youâ€™ll find two generous bedrooms, each with its own walk-in closet and ensuite bathroom, providing ultimate comfort and privacy. The lower level provides access to the double attached garage and ample storage space. Convenient visitor parking is nearby for all your guests and just a 10-min walk to the private beach or a 2-min stroll to the community dog park. Donâ€™t miss out on this amazing opportunity ideally located near parks, trails, transit, amenities, and of courseâ€”THE LAKE!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438307  |
| Price     | \$325,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,226             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 143 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Lake Privileges, No Smoking Home, Parking-Visitor, Patio |
| 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 | Airport Nearby, Fenced, Golf Nearby, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                              |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Michael Strembitsky School  
Middle                              Michael Strembitsky School  
High                                 J. Percy Page High School

**Additional Information**

Date Listed                      May 23rd, 2025  
Days on Market                71  
Zoning                              Zone 53  
HOA Fees                         453.02  
HOA Fees Freq.                Annually  
Condo Fee                        \$278



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