

\$329,900 - 166 1804 70 Street, Edmonton

MLS® #E4460840

\$329,900

3 Bedroom, 2.50 Bathroom, 1,213 sqft
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

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.



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.

Built in 2012

Essential Information

MLS® #	E4460840
Price	\$329,900

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	12
Zoning	Zone 53
HOA Fees	452.02
HOA Fees Freq.	Annually
Condo Fee	\$278



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