

# \$324,900 - 186 1804 70 Street, Edmonton

MLS® #E4461588

## \$324,900

3 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside! Not only do you get lake access, but youâ€™ll love this bright 3-bedroom end unit with 2.5 bathrooms and an easy, open-concept layout. Itâ€™s been nicely updated with new stainless steel appliances (2023), luxury vinyl plank flooring throughout (no carpet!), and refreshed kitchen and bathrooms. One of the bedrooms is currently set up as a dream dressing room, but it can easily be switched back if you need the extra space. Plus, thereâ€™s tons of storage and a double attached garageâ€”everything you need for comfortable, carefree living in one of Edmontonâ€™s favorite communities!



Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461588          |
| Price          | \$324,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,254             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 186 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | Closet Organizers, Lake Privileges, No Smoking Home |
| Parking   | Double Garage Attached                              |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                                                    |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Beach Access, Fenced, Schools |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 53           |
| HOA Fees       | 452.02            |
| HOA Fees Freq. | Annually          |

Condo Fee                      \$289

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