

# \$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 31  
Zoning Zone 53  
HOA Fees 452.02  
HOA Fees Freq. Annually  
Condo Fee \$278



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