

## **\$329,700 - 33 1804 70 Street, Edmonton**

MLS® #E4443597

**\$329,700**

3 Bedroom, 2.50 Bathroom, 1,224 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Sensational Lake Summerside, Edmonton's only beach community, where YOU become a private member! Swim, tan, fish, paddle, skate, play tennis, basketball, hockey & more before coming home to this rarely-offered Mosaic model. Enter to the warm & welcoming main floor, with its rich hardwood, ceramic tile & natural light throughout. At the heart of the home is a stunning rear kitchen featuring espresso maple cabinetry, a full tiled backsplash & a lavish island that comfortably seats six—perfect for hosting or casual family life. Upstairs, you'll find 3 bedrooms, including a peaceful master with a walk-in closet & full ensuite with 5' shower. The professionally finished basement adds a bright office & laundry area (with upgraded appliances), perfectly designed for work-from-home & daily living. A double attached garage adds convenience, while a fenced front yard shaded by mature trees offers outdoor charm. Central AC is an exclusive feature. With low condo fees, the only thing you can't afford is to miss out!

Built in 2009

### **Essential Information**

MLS® #	E4443597
Price	\$329,700



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33 1804 70 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0H4

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	7
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually
Condo Fee	\$289

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Listing information last updated on June 27th, 2025 at 3:32am MDT