

# \$334,900 - 166 1804 70 Street, Edmonton

MLS® #E4460840

## \$334,900

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

Summerside, Edmonton, AB

Welcome to 166, 1804 70 St SW. This inviting 3 bedroom, 2.5 bath condo resides in the desirable community of Summerside. Upon entering youâ€™ll notice the open-concept unit features a bright living space with large windows, a modern kitchen with plenty of cabinetry, a spacious dining area, and a 2pc powder room for your convenience. Upstairs the primary bedroom offers a walk in closet with a large window and private Ensuite. Two more spacious bedrooms and a 4 pc bathroom completes this level. Enjoy the convenience of in-suite laundry, underground heated parking, and a private balcony for morning coffee or evening relaxation. Residents also have access to Summersideâ€™s exclusive amenities including the private lake with beach, swimming, boating, and year-round activities. Located close to schools, shopping, restaurants, public transit, and major commuter routes, this home offers the perfect balance of comfort and 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    | \$334,900 |
| 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                1  
Zoning                              Zone 53  
HOA Fees                         452.02  
HOA Fees Freq.                Annually  
Condo Fee                        \$278



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