

Courtesy Of Joe Tolvay Of Exp Realty

## \$319,900 - 153 1804 70 Street, Edmonton

MLS® #E4447641

**\$319,900**

2 Bedroom, 2.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Build Your Legacy in Mosaic Summerside! Welcome to Summerside â€” where lake life meets convenience and community. This 1219 sqft townhome offers 2 bedrooms, 3 bathrooms, and is move-in ready with quick possession available. The main floor opens to an east-facing yard with a peaceful path lined by mature trees for extra privacy. Enjoy an open layout with a spacious living room, a kitchen featuring a pantry, a huge island with a ton of counterspace, plus a dining nook and half bath. Upstairs, youâ€™ll find two primary bedrooms each with their own ensuite, and a bonus room/den perfect for an office or kid's play area. The lower level includes laundry, storage, and an attached double garage. Minutes from the lake, walking paths, parks, schools, shopping, and dining â€” this is your chance to enjoy Summerside living to the fullest.

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447641  |
| Price      | \$319,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,219             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 153 1804 70 Street |
| Area        | Edmonton           |
| Subdivision | Summerside         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6X 0H4            |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Detectors Smoke, Front Porch, Lake Privileges, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| 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 |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Partial, Unfinished                                                                                                 |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                    |
| Exterior Features | Beach Access, Boating, Fenced, Lake Access Property, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$278           |

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Listing information last updated on August 3rd, 2025 at 1:17am MDT