

## **\$310,000 - 86 1804 70 Street, Edmonton**

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MLS® #E4455220

**\$310,000**

3 Bedroom, 2.50 Bathroom, 1,105 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Mosaic Summerside™ where every season brings something to enjoy! Imagine summer afternoons at the 32-acre lake or 10-acre park, time at the beach club, and winter skating parties with friends. This stylish two-storey townhome invites you into an open-concept main floor with rich hardwood floors flowing seamlessly from the living room to the dining area. The kitchen is a true standout, offering abundant cabinetry, a raised eating bar, butcher block island, and space to gather around the table. Upstairs, three bedrooms provide comfort and privacy for the whole family. Your double attached garage adds convenience and storage, while the private fenced yard is perfect for kids, pets, or a quiet retreat. Living here means more than just owning a home™ you™ll be part of a vibrant community with access to basketball, tennis, playgrounds, volleyball, fishing, boating, and more through the Summerside Residents™ Association. A lifestyle upgrade is waiting here!



Built in 2011

### **Essential Information**

MLS® #                      E4455220

Price                        \$310,000

Bedrooms                3

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,105             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 86 1804 70 Street |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 0H4           |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                                           |
| Parking        | Double Garage Attached                                                                                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Partially Finished                                                                                          |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Golf Nearby, Lake Access Property, Landscaped, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |              |
|------------|--------------|
| Elementary | St Clement   |
| Middle     | JH Picard    |
| High       | Holy Trinity |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 53           |
| Condo Fee      | \$289             |

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