

## \$328,988 - 46 1804 70 Street, Edmonton

MLS® #E4457704

**\$328,988**

2 Bedroom, 2.50 Bathroom, 1,146 sqft  
Condo / Townhouse on 0.00 Acres

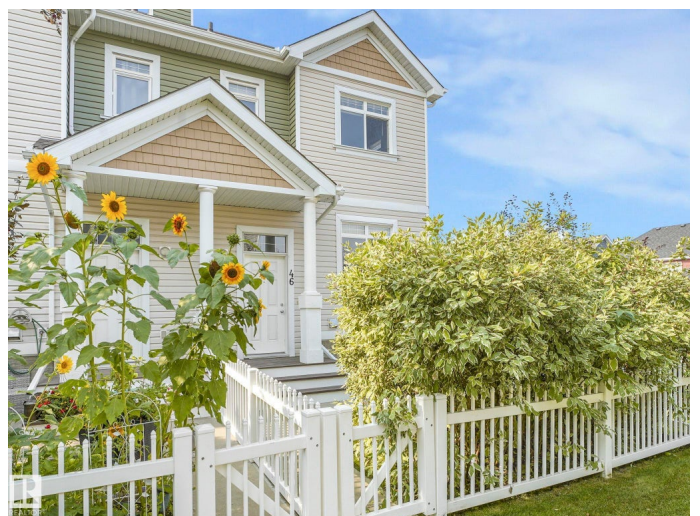
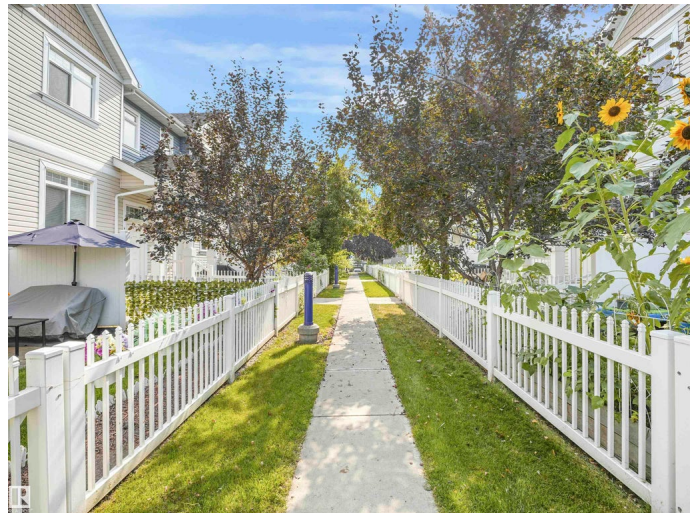
Summerside, Edmonton, AB

Discover Your Dream Home in Summerside!  
Welcome to this beautifully maintained end-unit Dual-Master townhome in the heart of Summerside – perfect for families or those seeking comfort & privacy. Upstairs you™ll find two spacious master suites, each with its own full ensuite, and walk-in closets. The main floor showcases hardwood flooring, an open-concept layout ideal for entertaining, and a stylish kitchen with quartz countertops, tile in the kitchen & entry, plus new carpet and fresh paint throughout – truly move-in ready! Morning light brightens your east-facing patio, and the sun sets thru the west facing balcony/patio doors! Steps away, enjoy a nearby park within walking distance, plus exclusive access to Lake Summerside™s beaches, parks, shops, dining, and top-rated schools. This rare end-unit gem blends style, comfort & location in one of Edmonton™s most desirable communities! You're really going to love this one!

Built in 2010

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457704  |
| Price     | \$328,988 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,146             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 46 1804 70 Street |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 0H4           |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Deck, Parking-Visitor, Patio |
| Parking Spaces | 2                            |
| Parking        | Double Garage Attached       |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Portable, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Stories           | 2                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Partial, Unfinished                                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 53              |
| HOA Fees       | 443.7                |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$289                |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 5:47am MDT