# \$749,900 - 1250 Summerside Drive, Edmonton

MLS® #E4430311

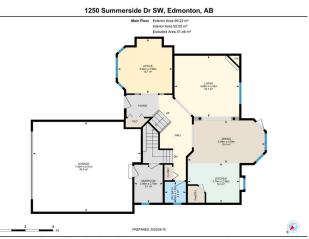
#### \$749,900

4 Bedroom, 3.50 Bathroom, 2,376 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

IMMACULATE 2375 FT2 2-STRY JUST STEPS TO THE LAKE IN HIGHLY SOUGHT AFTER ESTATES OF SUMMERSIDE! MASSIVE 892 MTR2 LOT BACKING ONTO A WALKING TRAIL! Functional floor plan with many features & benefits including a large kitchen with extended height white cabinets, island & corner pantry, upgraded flooring (H/W, 20 x 20 ceramic tiles & newer basement carpet), 9 ft ceilings on M/F & basement, main M/F flex room, huge primary bedroom boasting a 5-pce ensuite with oval shaped jetted tub, dual sinks & stand-alone shower & W/I closet, 2 more large upper level bedrooms (one with B/I desk & another with a vaulted ceiling) huge Bonus room with vaulted ceiling, F/F basement hosting a huge family room, 4th bedroom, 3-pce bath & storage. Your 22 x 22+ ft finished garage features a radiant heater & floor drain. Private & fenced massive yard offers a large deck with BBQ outlet. Enjoy the benefits of the Lake including tennis, swimming, sandy beach, fishing, kayaks, peddle boats, skating loop, ice fishing & hockey rinks.





Built in 2002

## **Essential Information**

| MLS® # | E4430311  |
|--------|-----------|
| Price  | \$749,900 |

| Bedrooms       | 4                      |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,376                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

# **Community Information**

| Address     | 1250 Summerside Drive |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1B1               |

# Amenities

| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Club House, Deck, Lake |  |  |
|----------------|---|--|--|
|                | Privileges, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows,      |  |  |
|                | Natural Gas BBQ Hookup  |  |  |
| Parking Spaces | 4   |  |  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                     |  |  |

#### Interior

| Interior Features | ensuite bathroom   |  |
|-------------------|--|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage<br>Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric,<br>Vacuum System Attachments, Vacuum Systems, Washer, Window<br>Coverings |  |
| Heating           | Forced Air-1, Natural Gas  |  |
| Stories           | 3  |  |
| Has Basement      | Yes  |  |
| Basement          | Full, Finished   |  |

## Exterior

| Exterior          | Wood, Vinyl   |
|-------------------|---|
| Exterior Features | Beach Access, Boating, Cul-De-Sac, Fenced, Lake Access Property,<br>Landscaped, No Back Lane, No Through Road, Park/Reserve, Picnic<br>Area, Playground Nearby, Public Transportation, Schools, Shopping<br>Nearby, Private Park Access |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | April 11th, 2025 |
|----------------|------------------|
| Days on Market | 8                |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |

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 April 19th, 2025 at 3:32am MDT