

## **\$245,000 - 4050 Savaryn Drive, Edmonton**

MLS® #E4439461

**\$245,000**

2 Bedroom, 1.00 Bathroom, 858 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome home to Mosaic Shores in family friendly SUMMERSIDE! This IMMACULATE East facing unit features a gorgeous OPEN CONCEPT layout, VAULTED CEILINGS, and HUGE WINDOWS that flood the space with natural light, making it bright and airy. The UPGRADED KITCHEN boasts a large island with breakfast bar, QUARTZ COUNTERS throughout, and STAINLESS STEEL appliances. With easy access to the large, COVERED FRONT PATIO (complete with gas BBQ hookup!), this setup makes indoor/outdoor entertaining a breeze. Two generous bedrooms, full bath and UPSTAIRS LAUNDRY area complete the main for SINGLE LEVEL LIVING. WALKING DISTANCE TO MICHAEL STREMBITSKY SCHOOL and PRIVATE BEACH CLUB ACCESS make this home a must see. ATTN FIRST TIMERS & INVESTORS: This is the BEST PRICED unit in Summerside with an ATTACHED GARAGE, and with LOW FEES, this is a perfect opportunity to build equity and enjoy the best that beautiful Lake Summerside has to offer. This CLEAN, TURNKEY UNIT needs absolutely nothing - just unpack and enjoy!

Built in 2013

### **Essential Information**



MLS® #	E4439461
Price	\$245,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	4050 Savaryn Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1R8

### Amenities

Amenities	Lake Privileges, No Smoking Home, Parking-Visitor, Patio, Vaulted Ceiling
Parking Spaces	1
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Lake Access Property, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky School
Middle	Michael Strembitsky School
High	J. Percy Page School

### Additional Information

Date Listed	May 30th, 2025
Days on Market	15
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually
Condo Fee	\$278

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