# \$599,000 - 8520 19 Avenue, Edmonton

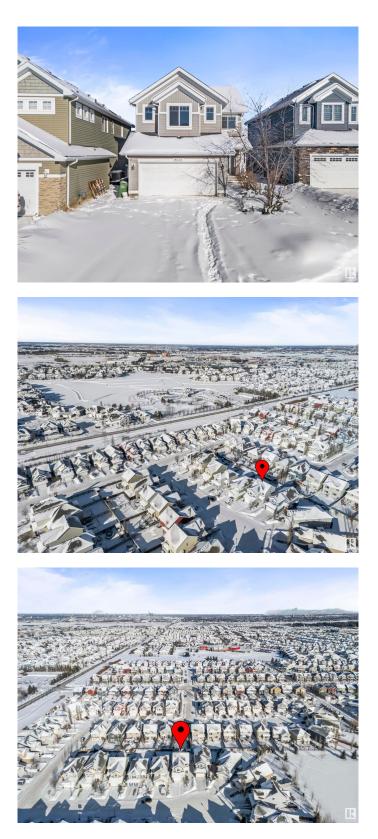
MLS® #E4422132

#### \$599,000

3 Bedroom, 2.50 Bathroom, 2,194 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautifully maintained 2-story home with nearly 2200 sq. ft. of living space in the highly sought-after Summerside community. Featuring hardwood floors throughout the main floor, a formal dining room, bright open family room, and a spacious kitchen with large island & granite countertops! The breakfast nook, with a large window, overlooks the fully landscaped backyard and expansive deckâ€"perfect for entertaining or relaxing. A walk thru pantry, laundry & powder room complete the main floor. Head upstairs to the bonus room that offers vaulted ceilings and south-facing windows for plenty of natural light, all year long! This home features 3 bedrooms, 2.5 bathrooms, and an unfinished basement ready for customization. Enjoy exclusive access to the Summerside Beach Club for vear-round outdoor activities, and the home is within walking distance of K-9 public schools. This property combines comfort, convenience, and community amenities. Don't miss your chance to own in this amazing neighborhood!



Built in 2011

#### **Essential Information**

| MLS® #   | E4422132  |
|----------|-----------|
| Price    | \$599,000 |
| Bedrooms | 3         |

| Bathrooms      | 2.50                   |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,194                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## **Community Information**

| Address     | 8520 19 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0R6        |

## Amenities

| Amenities | Deck, Hot Water Natural Gas                |
|-----------|--|
| Parking   | Double Garage Attached, Front Drive Access |

## Interior

| Interior Features | ensuite bathroom   |  |  |
|-------------------|--|--|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood<br>Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window<br>Coverings |  |  |
| Heating           | Forced Air-1, Natural Gas  |  |  |
| Stories           | 2  |  |  |
| Has Basement      | Yes  |  |  |
| Basement          | Full, Unfinished   |  |  |

## Exterior

| Exterior          | Wood, Vinyl   |         |             |         |      |        |           |
|-------------------|---|---------|-------------|---------|------|--------|-----------|
| Exterior Features | Beach   | Access, | Cul-De-Sac, | Fenced, | Lake | Access | Property, |
|                   | Landscaped, No Back Lane, Playground Nearby, Public Transportation, |         |             |         |      |        |           |
|                   | Schools, Shopping Nearby  |         |             |         |      |        |           |

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

### **School Information**

| Elementary | MICHAEL STREMBITSKY SCHOOL |
|------------|----------------------------|
| Middle     | JAN REIMER                 |

#### **Additional Information**

| Date Listed    | February 19th, 2025 |
|----------------|---------------------|
| Days on Market | 72                  |
| Zoning         | Zone 53             |
| HOA Fees       | 453.02              |
| HOA Fees Freq. | Annually            |

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Listing information last updated on May 2nd, 2025 at 12:32pm MDT