

## \$897,000 - 1207 Summerside Drive, Edmonton

MLS® #E4431936

**\$897,000**

4 Bedroom, 3.50 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

A rare find in Summerside—this original owner, custom-built Burke Perry home offers nearly 1/3 of an acre with private lake access and dock, plus the biggest backyard in the community. Inside, you'll find 3 spacious upstairs bedrooms, including a luxurious primary suite with double-sided fireplace, 5-piece ensuite, and walk-in closet, as well as a vaulted bonus room with elevated office space, and a full 4-piece bath. The main floor is perfect for entertaining, featuring hardwood floors, a double-sided fireplace, a dream kitchen with large breakfast nook, formal living and dining areas, large boot room, and a powder room. The basement is partially finished with a cozy bedroom and full bath. Enjoy the south-facing backyard with a beautiful summer-ready deck. The bright oversized double garage has hot and cold water, floor drain, and gas hook up. —This home truly has it all.

Built in 2002

### Essential Information

MLS® #	E4431936
Price	\$897,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,427
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1207 Summerside Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C5

### Amenities

Amenities	Air Conditioner, Club House, Deck, Front Porch, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Recreation Room/Centre, Tennis Courts
Parking Spaces	5
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Conditioner, Water Distiller, Water Softener, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Back Lane, Private Fishing, Recreation Use, Private

	Park Access
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	34
Zoning	Zone 53
HOA Fees	640
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 May 24th, 2025 at 10:47pm MDT