

## \$445,998 - 2210 86 Street, Edmonton

MLS® #E4441031

**\$445,998**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Live the Summerside Lifestyle! Located in one of Edmonton's most sought-after communities, this 4-bedroom, 3.5-bath home backs onto walking trails and comes with access to Summerside's private lake. With 1,455 sq ft, the open-concept main floor features a modern kitchen with stainless steel appliances, a walk-in pantry, and seamless flow into the living room—where sliding doors lead you out to the backyard deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find a bright and spacious bonus room with large windows, a generous primary bedroom with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, a full bathroom, and convenient upstairs laundry. The fully finished basement offers even more flexibility with a fourth bedroom, 4-piece bathroom, and extra living space to relax or host guests. Located near schools, shopping, and all the amenities Summerside is known for, this home is move-in ready and waiting for its next chapter.

Built in 2016

### Essential Information

MLS® # E4441031

Price \$445,998

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2210 86 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G2

### Amenities

Amenities	Air Conditioner
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Lake Access Property
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                16  
Zoning                              Zone 53  
HOA Fees                         453.05  
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 June 22nd, 2025 at 2:02pm MDT