

# **\$674,900 - 1213 Summerside Drive, Edmonton**

MLS® #E4442201

**\$674,900**

3 Bedroom, 2.50 Bathroom, 2,495 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Unbelievable Value in Lake Summerside! This 2,494 sq ft, 2 storey home featuring a TRIPLE CAR GARAGE and an oversized driveway, located just a short stroll from the Beach Club, walking trails, schools, & playgrounds. This home offers a bright & open-to-below living room with soaring ceilings and expansive windows. The spacious kitchen features an abundance of cabinetry & a large pantry. The dining room, which leads out to two decks & a spacious backyard, ideal for summer BBQs and family gatherings. The main floor office overlooks the front yard and offers a quiet space for work or study. Upstairs, you'll find 3 generously sized bedrooms, 2.5 bathrooms, & a bonus room that overlooks the main living area. The partially finished basement provides an excellent opportunity to customize the space to fit your family's needs. All this, and located in one of Edmonton's most sought-after lake communities, where you can enjoy year-round access to the private beach, fishing, paddleboarding, and more.

Built in 2003

## **Essential Information**

MLS® # E4442201

Price \$674,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,495
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1213 Summerside Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C5

### Amenities

Amenities	Lake Privileges
Parking Spaces	6
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Cul-De-Sac, Lake Access Property, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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