

## \$749,900 - 1250 Summerside Drive, Edmonton

MLS® #E4430311

**\$749,900**

4 Bedroom, 3.50 Bathroom, 2,376 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

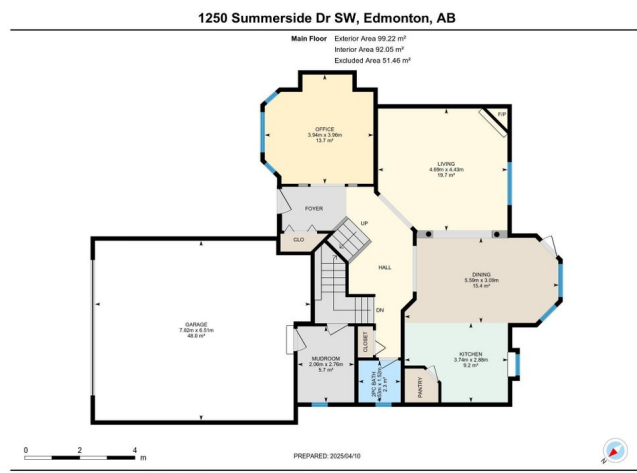
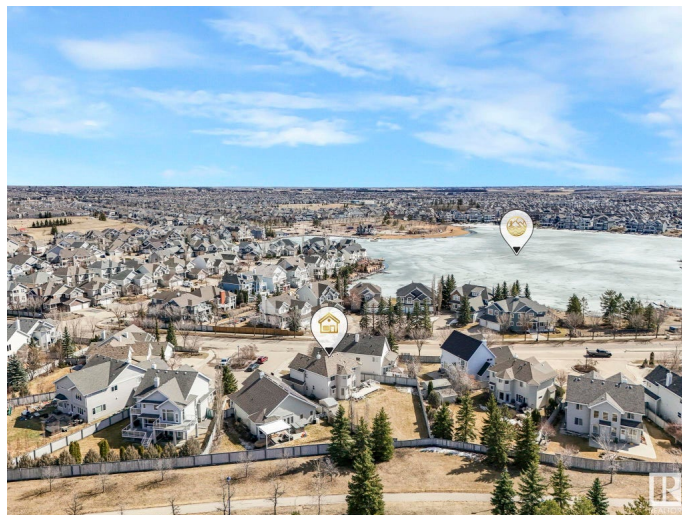
IMMACULATE 2375 FT<sup>2</sup> 2-STRY JUST STEPS TO THE LAKE IN HIGHLY SOUGHT AFTER ESTATES OF SUMMERSIDE! MASSIVE 892 MTR<sup>2</sup> LOT BACKING ONTO A WALKING TRAIL! Functional floor plan with many features & benefits including a large kitchen with extended height white cabinets, island & corner pantry, upgraded flooring (H/W, 20 x 20 ceramic tiles & newer basement carpet), 9 ft ceilings on M/F & basement, main M/F flex room, huge primary bedroom boasting a 5-pce ensuite with oval shaped jetted tub, dual sinks & stand-alone shower & W/I closet, 2 more large upper level bedrooms (one with B/I desk & another with a vaulted ceiling) huge Bonus room with vaulted ceiling, F/F basement hosting a huge family room, 4th bedroom, 3-pce bath & storage. Your 22 x 22+ ft finished garage features a radiant heater & floor drain. Private & fenced massive yard offers a large deck with BBQ outlet. Enjoy the benefits of the Lake including tennis, swimming, sandy beach, fishing, kayaks, peddle boats, skating loop, ice fishing & hockey rinks.

Built in 2002

### Essential Information

MLS® # E4430311

Price \$749,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,376                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1250 Summerside Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1B1               |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Club House, Deck, Lake Privileges, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                     |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                                    |
| Exterior Features | Beach Access, Boating, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Back Lane, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                                                                                               |
| Construction      | Wood, Vinyl                                                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 11:32am MDT