

## \$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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Listing information last updated on June 16th, 2025 at 1:32am MDT