

Courtesy Of Erin Holowach Of ComFree

## \$725,000 - 8532 16a Avenue, Edmonton

MLS® #E4423254

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,121 sqft  
Single Family on 0.00 Acres

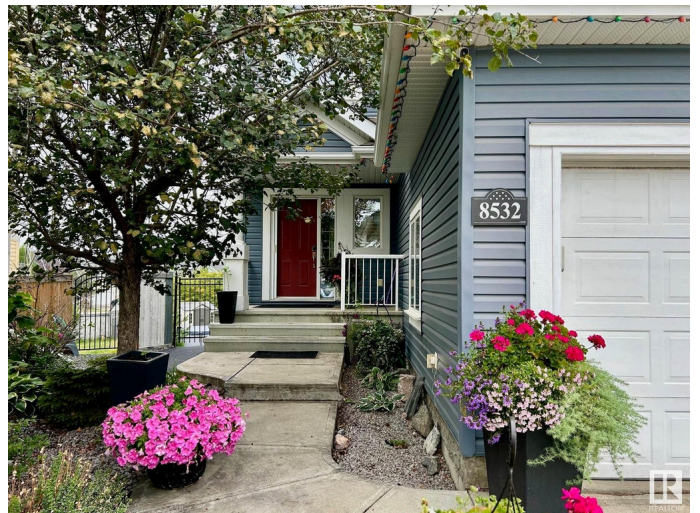
Summerside, Edmonton, AB

Experience tranquil living in this originally owned and beautifully maintained 2-storey WALKOUT in the highly sought-after community of SUMMERSIDE! This home offers an open, functional layout with large windows and skylights providing ample natural light. The beautiful white chef's kitchen offers s/s appliances, a large granite island with seating and a walk-through pantry with custom cabinetry. The spacious dining and living area overlooks the landscaped yard and beautiful greenspace. Upstairs boasts a huge, vaulted ceiling bonus room, 2 additional bedrooms, plus master suite. The master suite includes a walk in closet & 5pc ensuite, including a large, jetted tub. The finished, WALK-OUT basement offers a sizable bedroom as well as a full 4pc bathroom, large rec space that opens up to the stunning, large outdoor SCREENROOM. A must see. The beach gate is a short 250m distance, as well as a K-9 school <300m from your backyard.

Built in 2008

### Essential Information

MLS® #	E4423254
Price	\$725,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8532 16a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H9

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Sunroom, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby, View Downtown, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	40
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually

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Listing information last updated on April 9th, 2025 at 5:47pm MDT