

## \$650,000 - 1140 Summerside Drive, Edmonton

MLS® #E4423447

### \$650,000

3 Bedroom, 2.50 Bathroom, 2,075 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Attention gardeners! Grow your own fruit and veg in the huge back yard of this wonderful home in Summerside. Over 9000 sf, the fenced pie lot already includes raised beds, and the current owners enjoy cherries, apples, honeyberry (Haskap), strawberries, rhubarb, currants and asparagus all from their own yard. There's a 2 level composite deck for soaking up the sun and plenty of room for a trampoline and a hot tub if you like! You'll appreciate the move-in condition of this family home. New paint, vinyl plank flooring and carpet are found throughout. The main floor plan features an open kitchen/dining/family room area overlooking the back yard, and there's a main floor den! Upstairs you'll find a large laundry room with sink and sunny window. The primary suite is lovely featuring a jet tub and large walk-in closet. Two other bedrooms are a good size, and you'll love the sunny bonus room! The basement is open and ready for future development. Fabulous location with Summerside lake facilities nearby!

Built in 2002

### Essential Information

MLS® #	E4423447
Price	\$650,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,075
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1140 Summerside Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C6

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Boating, Fenced, Flat Site, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Level Land, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Lot Description	37.8 x 36.5 x 11.4
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 28th, 2025
Days on Market	35
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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