# \$520,000 - 8307 11 Avenue, Edmonton

MLS® #E4446241

### \$520,000

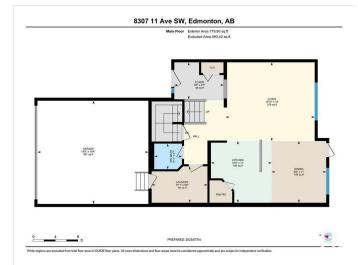
4 Bedroom, 3.50 Bathroom, 1,855 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

Everything you'd desire in a homeâ€"location, amenities, and a layout that truly delivers. Enjoy exclusive access to Summersideâ€<sup>™</sup>s private lake and beach clubâ€"summer fun without leaving the city. This bright 4 bed, 3.5 bath home features vinyl flooring, open-concept main floor, granite kitchen counters, S/S appliances, corner pantry, half bath, and main floor laundry. Upstairs offers a cozy bonus room w/ gas fireplace, spacious primary suite w/ walk-in closet & 4pc ensuite, plus 2 more generous bedrooms & another 4pc bath. The fully finished bsmt adds a 4th bed, rec room, den/storage & 4pc bath. Outside, a large south-facing fenced backyard with a 2-tier deck offers space to relax and entertain, with a rear neighbour set at a distance. Double attached garage adds everyday convenience. This is where comfort meets lifestyle. Welcome home.







Built in 2002

### **Essential Information**

| MLS® #     | E4446241  |
|------------|-----------|
| Price      | \$520,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |

| Half Baths     | 1                      |
|----------------|------------------------|
| Square Footage | 1,855                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 8307 11 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1E3        |

## Amenities

| Amenities      | Club House             |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

| Interior Features | ensuite bathroom               |        |      |      |               |                 |
|-------------------|--------------------------------|--------|------|------|---------------|-----------------|
| Appliances        | Dishwasher-Built-In,<br>Washer | Dryer, | Hood | Fan, | Refrigerator, | Stove-Electric, |
| Heating           | Forced Air-1, Natural          | Gas    |      |      |               |                 |
| Stories           | 2                              |        |      |      |               |                 |
| Has Basement      | Yes                            |        |      |      |               |                 |
| Basement          | Full, Finished                 |        |      |      |               |                 |
| Exterior          |                                |        |      |      |               |                 |
| Exterior          | Wood, Vinvl                    |        |      |      |               |                 |

| Exterior Features | Beach Access, Fenced, Flat Site, Lake Access Property, Landscaped, |  |  |
|-------------------|--|--|--|
|                   | Park/Reserve, Playground Nearby, Public Transportation, Schools,   |  |  |
|                   | Shopping Nearby  |  |  |
| Roof              | Asphalt Shingles   |  |  |
| Construction      | Wood, Vinyl  |  |  |

### **Additional Information**

| Date Listed    | July 7th, 2025 |
|----------------|----------------|
| Days on Market | 4              |
| Zoning         | Zone 53        |
| HOA Fees       | 453.02         |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 11th, 2025 at 12:17pm MDT