

## \$415,000 - 9113 Shaw Way, Edmonton

MLS® #E4446251

**\$415,000**

3 Bedroom, 3.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

HALF-DUPLEX in SUMMERSIDE with RV/BOAT PARKING! Great opportunity here to get a home that has WAY MORE parking than your average duplex in the area. This REAR LANED HOME has a EXTRA LONG DRIVEWAY in the back giving the flexibility to park multiple vehicles or RV/Boat Storage. Inside, you will find a very well maintained home, offering 3 bedrooms (2 with Ensuites) and 3.5 Bathrooms. The Open concept main floor has a spacious living room & Kitchen. Upstairs are 2 bedrooms & Bonus room. The FULLY FINISHED BASEMENT has another family room, Laundry room with Sink & a 3rd bedroom with 3-PC ensuite. Enjoy all the amenities of living in Summerside with Lake Access and many shops & grocery only a few mins away.

Built in 2010

### Essential Information

MLS® #	E4446251
Price	\$415,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,227
Acres	0.00



Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9113 Shaw Way
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0S4

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, R.V. Storage, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Lake Access Property, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 7th, 2025
-------------	----------------

Days on Market	1
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 11:17am MDT