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

MLS® #E4434036

## \$725,000

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

Summerside, Edmonton, AB

Immaculate WALKOUT in Summerside! Experience serene living in this beautifully maintained, original-owner 2-storey home. Filled with natural light from large windows and skylights, the bright and open layout features a stunning white chef's kitchen with granite island, stainless steel appliances, and a custom walk-through pantry. Newly installed flooring adds a modern, updated touch throughout. The kitchen, dining, and living areas overlook a spacious pie-shaped lot and beautifully landscaped greenspace. Upstairs, enjoy a vaulted bonus room, two generous bedrooms, and a spacious primary suite with walk-in closet and luxurious 5-piece ensuite. The finished walkout basement offers a large rec room, additional bedroom, 4-piece bath, and a screened-in outdoor retreatâ€"perfect for relaxing or entertaining. Located just 250m from the private beach and under 300m from a Kâ€"9 school, this home combines comfort, style, and convenience in one exceptional package.

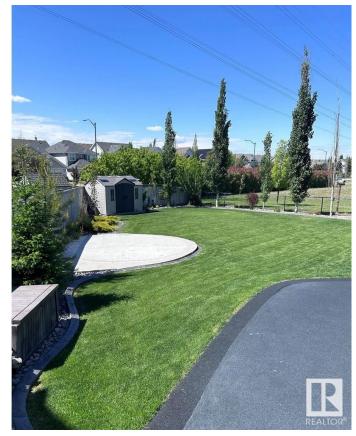
Built in 2008

# **Essential Information**

MLS® # E4434036 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

Exterior Features Airport Nearby, Backs Onto

Fenced, Lake Access Pro Playground Nearby, Private

Shopping Nearby, View Dow

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

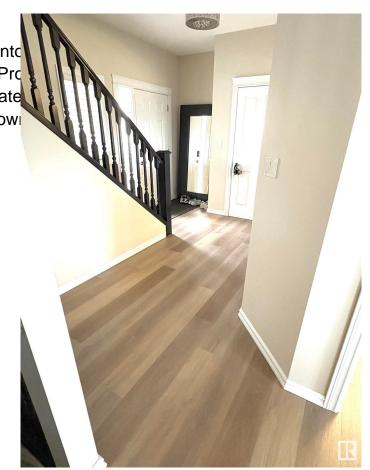
Date Listed May 2nd, 2025

Days on Market 5

Zoning Zone 53

HOA Fees 443.71

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 May 7th, 2025 at 5:02pm MDT