# \$310,000 - 41 8304 11 Avenue, Edmonton

MLS® #E4444895

#### \$310,000

3 Bedroom, 1.50 Bathroom, 1,190 sqft Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Modern, bright, this 3-bedroom Summerside townhome offers large windows, an open-concept kitchen, living, and dining areaâ€"plus a cozy nook perfect for a home office. Brand-new vinyl plank flooring welcomes you at the entrance and main floor, with fresh carpet upstairs. The double attached garage leads into the basement, which includes laundry, furnace, storage, and internal garage access. The complex is lined with trees and has beautiful green space. Residents enjoy full access to private Lake Summerside â€" beach, clubhouse, lake, walking paths, tennis, volleyball, and winter skating. New paint, baseboards, light fixtures, and dishwasher complete this move-in-ready gem. Pets allowed with board approval. Steps from schools, shopping, and Anthony Henday, this home blends style, and convenience.

Built in 2004

Price

### **Essential Information**

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Bedrooms 3

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,190







Acres 0.00 Year Built 2004

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

# **Community Information**

Address 41 8304 11 Avenue

Area Edmonton
Subdivision Summerside
City Edmonton
County ALBERTA

Province AB

Postal Code T6X 1J8

## **Amenities**

Amenities Hot Water Natural Gas, Lake Privileges, Parking-Visitor

Parking Double Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Stove-Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Back Lane, Beach Access, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Elementary Father Michael Mireau Middle Father Michael Mireau

## **Additional Information**

Date Listed June 28th, 2025

Days on Market 123

Zoning Zone 53

HOA Fees 466.61

HOA Fees Freq. Annually

Condo Fee \$326

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