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

MLS® #E4446241

### \$520,000

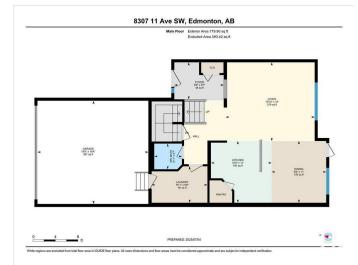
4 Bedroom, 3.50 Bathroom, 1,855 sqft Single Family on 0.00 Acres

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, 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	6
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 13th, 2025 at 6:17am MDT