

## \$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 | 6        |
| Zoning         | Zone 53  |
| HOA Fees       | 453.02   |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 13th, 2025 at 4:47am MDT