

Courtesy Of Trina P Hodges and Megan Mohr Of RE/MAX Excellence

## \$674,900 - 8444 16a Avenue, Edmonton

MLS® #E4425121

### \$674,900

5 Bedroom, 3.50 Bathroom, 2,141 sqft  
Single Family on 0.00 Acres

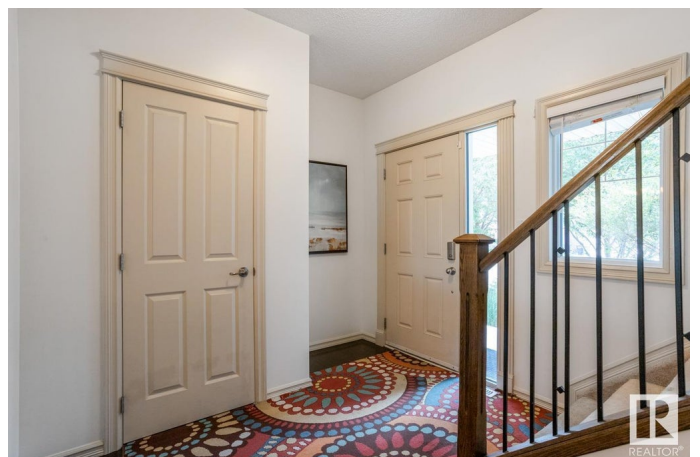
Summerside, Edmonton, AB

Welcome to your own piece of PARADISE in Summerside, featuring AC, POOL, 3 Season room, 5 bedrooms & 3.5 baths all in an AMAZING cul-de-sac location & walking distance to schools, parks & the LAKE. A spacious entry invites you into the beautifully maintained home that has been freshly painted & hardwood flooring throughout. The kitchen offers plenty of cabinets, walk thru pantry, S/S appliances & granite island that over looks the dining & living rm with gas fireplace. Formal dining room, 1/2 bath & main floor laundry/mud rm compliment the layout. Upstairs you will find a family sized bonus rm with vaulted ceilings. King sized primary with WI closet & luxurious ensuite. 2 more bdrms both generous in size & 4pc bath complete the upper level. The basement is finished with entertaining sized rec room, 2 bdrms & 3pc bath. LOVE the private & gorgeous RETREAT of a yard with 3 season sunroom, deck & patio that over looks the POOL. Access to the park thru back gate & walk to the LAKE - a one of a kind FAMILY HOME

Built in 2008

### Essential Information

MLS® #	E4425121
Price	\$674,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,141
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8444 16a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H9

### **Amenities**

Amenities	Air Conditioner, Deck, Patio, Pool-Outdoor, See Remarks
Parking	Double Garage Attached
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	443.71
HOA Fees Freq.	Annually

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Listing information last updated on March 13th, 2025 at 7:17am MDT