

## \$329,000 - 12 9151 Shaw Way, Edmonton

MLS® #E4431030

**\$329,000**

2 Bedroom, 2.50 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

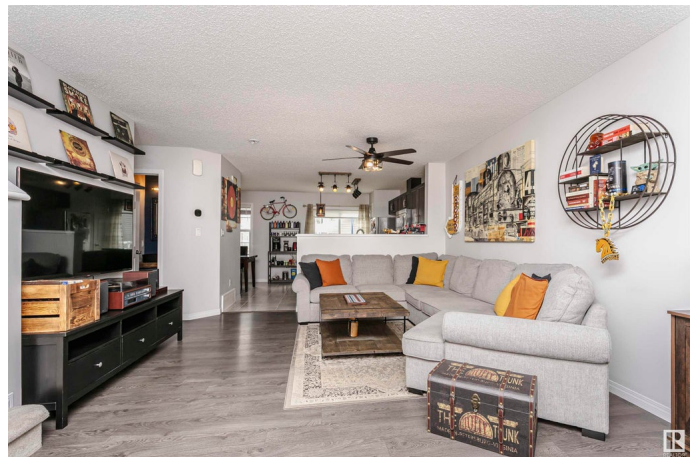
Summerside, Edmonton, AB

Welcome to The Sands of Summerside! This clean and well-maintained 2 bed, 2.5 bath townhouse offers 1,224 sqft of comfortable, open-concept living. The kitchen features granite countertops, stainless steel appliances, and a bright front window with no unit directly across—just a quiet green space with a few trees. Upstairs, both bedrooms include walk-in closets and their own private ensuites. You'll also enjoy a front patio, double attached garage, and the rare ability to add central A/C—an upgrade not possible in all units. Built in 2015, this home is smoke-free, pet-free, and located in a well-run complex with convenient visitor parking. Property includes year-round access to Lake Summerside—offering swimming, kayaking, skating, and more!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431030  |
| Price          | \$329,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,224     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 12 9151 Shaw Way |
| Area        | Edmonton         |
| Subdivision | Summerside       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1W7          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Hot Water Natural Gas, Lake Privileges, No Animal Home, No Smoking Home |
| Parking Spaces | 2   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Lake Access Property, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
|------------|----------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Michael Strembitsky School |
| High   | J. Percy Page School       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 53          |
| HOA Fees       | 466.61           |
| HOA Fees Freq. | Annually         |
| Condo Fee      | \$272            |

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Listing information last updated on April 30th, 2025 at 3:32pm MDT