

## **\$649,000 - 1240 Summerside Drive, Edmonton**

MLS® #E4431094

**\$649,000**

4 Bedroom, 2.50 Bathroom, 1,589 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Rare find!! Beautiful fully finished bungalow in Summerside with lake access for your year-round enjoyment! Skating, swimming, boating and fishing are all walking distance from your new home! This stunning bungalow features soaring ceilings and large windows throughout, with an abundance of natural light! Hardwood floors throughout the main floor. Every room is bright and spacious and the open floor plan is ideally designed for entertaining. The spacious primary room features a luxurious ensuite bath and a two-sided fireplace, shared with the living room. Second main floor bedroom is ideal. The flex room by the foyer is perfect for a formal dining room or den. The lower offers 9-foot ceilings, incredibly spacious rec room, three bedrooms, full bathroom and storage area. Outside you'll find a private deck and a beautifully yard. All this and a cul de sac location! This home is located just steps to Summerside Lake!! Well maintained home !

Built in 2002

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4431094  |
| Price     | \$649,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,589                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1240 Summerside Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1B1               |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 10 ft., Ceiling 9 ft., Lake Privileges, Vaulted Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Beach Access, Corner Lot, Fenced, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                14  
Zoning                              Zone 53  
HOA Fees                         465  
HOA Fees Freq.                Annually

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