

## \$725,000 - 8532 16a Avenue, Edmonton

MLS® #E4434036

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,121 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Immaculate WALKOUT in Summerside! Experience serene living in this beautifully maintained, original-owner 2-storey home. Filled with natural light from large windows and skylights, the bright and open layout features a stunning white chef's kitchen with granite island, stainless steel appliances, and a custom walk-through pantry. Newly installed flooring adds a modern, updated touch throughout. The kitchen, dining, and living areas overlook a spacious pie-shaped lot and beautifully landscaped greenspace. Upstairs, enjoy a vaulted bonus room, two generous bedrooms, and a spacious primary suite with walk-in closet and luxurious 5-piece ensuite. The finished walkout basement offers a large rec room, additional bedroom, 4-piece bath, and a screened-in outdoor retreat—perfect for relaxing or entertaining. Located just 250m from the private beach and under 300m from a K-9 school, this home combines comfort, style, and convenience in one exceptional package.

Built in 2008

### Essential Information

MLS® # E4434036

Price \$725,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8532 16a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H9

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Lake Privileges, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Sunroom, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Fenced, Lake Access Private Playground Nearby, Private Shopping Nearby, View Down
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	Zone 53
HOA Fees	443.71
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 May 9th, 2025 at 4:32pm MDT