

## **\$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        18  
Zoning                      Zone 53  
HOA Fees                  465  
HOA Fees Freq.        Annually

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