

## \$674,900 - 1303 82 Street, Edmonton

MLS® #E4435610

**\$674,900**

4 Bedroom, 3.50 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Visit REALTOR® website for additional information. AWESOME 2,118 sq ft 2-storey home in the sought-after community of Summerside with private lake and recreation facility access. Backing onto a peaceful WALKING PATH, this 4+1 bedroom, 3.5 bath home features a RENOVATED KITCHEN with quartz counters, gas stove, updated cabinets, and ss appliances. The main floor offers hardwood and tile flooring, walk-through pantry, cozy fireplace, and convenient laundry. Upstairs includes a spacious bonus room, a primary suite with a RENOVATED 5-PIECE ENSUITE, two additional bedrooms, and a 4-piece bath. The fully finished basement is ideal for extended family with a SECOND KITCHEN, living room, bedroom, and 3-piece bath. An oversized garage and new hwt, PERMANENT HOLIDAY LIGHTS, complete this exceptional home in a vibrant, amenity-rich neighbourhood.

Built in 2006

### Essential Information

MLS® #	E4435610
Price	\$674,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,118
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1303 82 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Fire Pit, Lake Privileges, Skylight, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Beach Access, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	7
Zoning	Zone 53
HOA Fees	431.45
HOA Fees Freq.	Annually

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