

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

MLS® #E4423254

**\$725,000**

4 Bedroom, 3.50 Bathroom, 2,121 sqft  
Single Family on 0.00 Acres

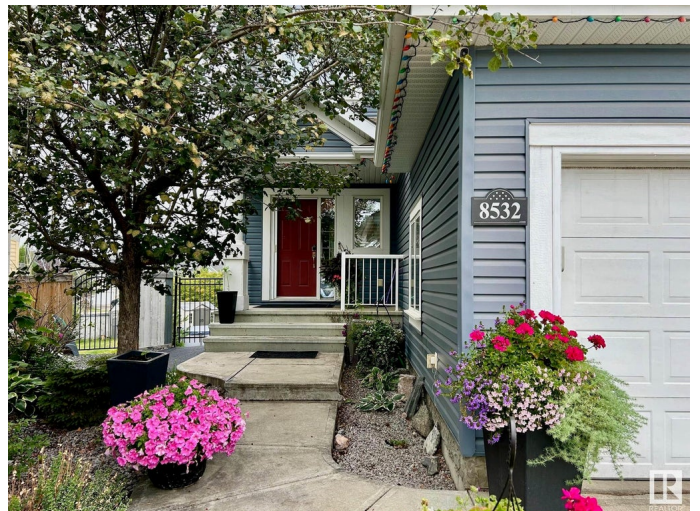
Summerside, Edmonton, AB

Experience tranquil living in this originally owned and beautifully maintained 2-storey WALKOUT in the highly sought-after community of SUMMERSIDE! This home offers an open, functional layout with large windows and skylights providing ample natural light. The beautiful white chef's kitchen offers s/s appliances, a large granite island with seating and a walk-through pantry with custom cabinetry. The spacious dining and living area overlooks the landscaped yard and beautiful greenspace. Upstairs boasts a huge, vaulted ceiling bonus room, 2 additional bedrooms, plus master suite. The master suite includes a walk in closet & 5pc ensuite, including a large, jetted tub. The finished, WALK-OUT basement offers a sizable bedroom as well as a full 4pc bathroom, large rec space that opens up to the stunning, large outdoor SCREENROOM. A must see. The beach gate is a short 250m distance, as well as a K-9 school <300m from your backyard.

Built in 2008

## Essential Information

MLS® #	E4423254
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 Park/Trees, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby, View Downtown, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	43
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 April 12th, 2025 at 5:02pm MDT