

## \$724,998 - 8532 16a Avenue, Edmonton

MLS® #E4439335

**\$724,998**

4 Bedroom, 3.50 Bathroom, 2,146 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

WALKOUT in Summerside, just steps from the lake and private beach. LARGE YARD backing onto a school, this 2-storey home offers over 2146 sqft of finished living space with 4 bedrooms, 3.5 baths, and a layout that works as beautifully as it looks. The main floor is filled with natural light from oversized windows and skylights, highlighting the chef's kitchen with granite counters, stainless steel appliances, and a walk-through pantry. Upstairs, a vaulted bonus room offers flexible living space, while the spacious primary suite includes a walk-in closet and a 5-piece ensuite. Two more bedrooms and a full bath complete the upper level. The walkout basement is finished and ready for anything – featuring a wide-open rec room, fourth bedroom, full bathroom, and a screened sunroom that opens to beautifully landscaped green space. All of this just steps to the private Summerside beach, walking trails, and a nearby school. This is a rare walkout opportunity in a prime location.

Built in 2008

### Essential Information

MLS® # E4439335

Price \$724,998

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,146
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, Ceiling 10 ft., Hot Water Natural Gas, Lake Privileges, Patio, 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, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	4
Zoning	Zone 53
HOA Fees	442
HOA Fees Freq.	Annually

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