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

MLS® #E4434036

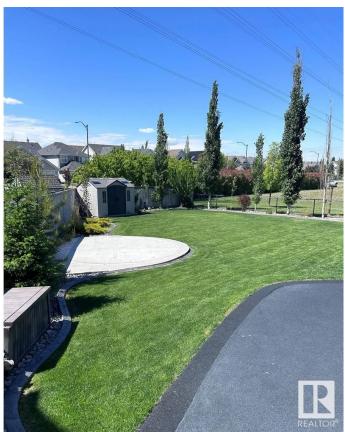
## \$725,000

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 chefâ€<sup>™</sup>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 retreatâ€"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
Туре	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 Airport Nearby, Backs Ont **Exterior Features** Fenced, Lake Access Pro Playground Nearby, Private Shopping Nearby, View Dow Roof **Asphalt Shingles** Construction Wood, Vinyl Foundation **Concrete Perimeter** Additional Information Date Listed May 2nd, 2025 Days on Market 4 Zoning Zone 53 443.71 **HOA Fees** 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 6th, 2025 at 7:32pm MDT