

## \$649,900 - 8504 16a Avenue, Edmonton

MLS® #E4457485

### \$649,900

3 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

1,862 sq ft fully finished 2 story home which backs onto the park and school field in sought after Summerside! Extensive upgrades throughout featuring exposed aggregate driveway & sidewalk. Main level has engineered hardwood floors, kitchen w/ granite counter tops & stainless steel appliances, large living room and dining room. Main level laundry room and 2 piece bath finish the main level. Upper level w/ huge bonus room w/ 2 additional bedrooms & 4-piece bathroom. Primary bedroom w/ 4-piece ensuite & walk-in closet overlooking the park space finishes the upper level. Lower level is fully finished w/ large family room/fitness area & 3-piece bath. Backyard backs the park so you can watch your kids walk to the K-9 school! Oversized maintenance free deck, custom built exterior shed and heated water feature with fish! Located on a quiet cul-de-sac, a short walk from Summerside beach & clubhouse - enjoy the year-round lake amenities including skating, boating, fishing & tennis. Must be seen to be appreciated.

Built in 2007

### Essential Information

MLS® # E4457485

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,862                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8504 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Summerside      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0H9         |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home |
| Parking   | Double Garage Attached, Heated, Insulated                           |

### Interior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                   |
| Fireplaces        | Heatilator/Fan                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                        |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                         |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | M. Strembit/Fth Mk. Moreau |
| Middle     | M. Strembit/Fth Mk. Moreau |
| High       | J Percy Page/Holy Trinity  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 53              |
| HOA Fees       | 453.02               |
| HOA Fees Freq. | Annually             |

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Listing information last updated on September 15th, 2025 at 7:47pm MDT