

## **\$729,700 - 1217 Summerside Drive, Edmonton**

MLS® #E4460130

**\$729,700**

4 Bedroom, 3.00 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Your next ADDRESS awaits in SUMMERSIDE with quick possession! Located steps from the lake in a quiet cul-de-sac, this beautiful bungalow offers style, space, and an unbeatable location. The main floor features a bright open concept layout with vaulted ceilings, a versatile formal dining room/den/home office, and a spacious kitchen complete with SS appliances, corner pantry, and central island. The eating nook opens to a deck, concrete pad and fenced yard, perfect for relaxing or entertaining. Living room filled with natural light and centered around a gas fireplace with surrounding windows. Enjoy the convenience of main floor laundry, a primary suite with 4-piece ensuite, 2nd bedroom and full bathroom. The fully finished basement is built for entertaining with in-floor heating, a second fireplace, massive rec room, wet bar, and pool table (included!). 2 additional bedrooms, bathroom, and plenty of storage complete this level. Hardwood floors on the main and a heated garage! Corner lot for added privacy!

Built in 2005

### **Essential Information**

MLS® # E4460130

Price \$729,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,718                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1217 Summerside Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1C5               |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vaulted Ceiling, Wet Bar |
| Parking   | Double Garage Attached                                                          |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                 |
| Exterior Features | Cul-De-Sac, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Brick, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 53              |
| HOA Fees       | 500                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on November 5th, 2025 at 6:32pm MST