

## \$948,000 - 1207 Summerside Drive, Edmonton

MLS® #E4431936

**\$948,000**

4 Bedroom, 3.50 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

A rare find in Summerside—this original owner, custom-built Burke Perry home offers nearly 1/3 of an acre with private lake access and dock, plus the biggest backyard in the community. Inside, you'll find 3 spacious upstairs bedrooms, including a luxurious primary suite with double-sided fireplace, 5-piece ensuite, and walk-in closet, as well as a vaulted bonus room with elevated office space, and a full 4-piece bath. The main floor is perfect for entertaining, featuring hardwood floors, a double-sided fireplace, a dream kitchen with large breakfast nook, formal living and dining areas, large boot room, and a powder room. The basement is partially finished with a cozy bedroom and full bath. Enjoy the south-facing backyard with a beautiful summer-ready deck. The bright oversized double garage has hot and cold water, floor drain, and gas hook up. —This home truly has it all.

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431936  |
| Price      | \$948,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,427                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1207 Summerside Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1C5               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Club House, Deck, Front Porch, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Recreation Room/Centre, Tennis Courts |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Conditioner, Water Distiller, Water Softener, Window Coverings, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Composition, Vinyl   |
| Exterior Features | Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Back Lane, Private Fishing, Recreation Use, Private |

|              |                          |
|--------------|--------------------------|
|              | Park Access              |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Composition, Vinyl |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 53          |
| HOA Fees       | 640              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 3rd, 2025 at 9:47am MDT