

# \$650,000 - 8540 19 Avenue, Edmonton

MLS® #E4444299

**\$650,000**

4 Bedroom, 3.00 Bathroom, 2,191 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Does a fresh modern white kitchen brighten your days? This Lake Summerside home has so many features to get excited about! The location is prime on a quiet enclave of homes with only one way in and one way out â€” perfect for children & pet safety. Accessibility friendly main floor bedroom with full bathroom. The Great Room is flooded with sunlight, accommodates a large dining table, cozy gas fireplace & hardwood floors add warmth. Step out into the backyard and you will appreciate summer BBQâ€™s on your deck with the pergola which you can light up at night, hot tub under the stars; plenty of room for a garden, trampoline & a firepit. Upstairs the 3 spacious bedrooms will make the whole family happy + the ensuite bath has a soaker tub & double vanity + generous walk-in closet The top floor Bonus Room & laundry room make life easier. This corner lot makes it easy to access your yard, adds extra privacy & so many more windows! Plus it falls into both schools boundaries + is walking distance to the Beach Club.

Built in 2014

## Essential Information

MLS® # E4444299

Price \$650,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,191
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8540 19 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R6

### Amenities

Amenities	Air Conditioner, Club House, Deck, Fire Pit, Lake Privileges, No Smoking Home, Tennis Courts, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Boating, Cul-De-Sac, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Michael Strembitsky K-6
Middle	Michael Strembitsky 7-9
High	J.Percy Page/Holy Trinity

### Additional Information

Date Listed	June 24th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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