

## \$599,000 - 8520 19 Avenue, Edmonton

MLS® #E4422132

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,194 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautifully maintained 2-story home with nearly 2200 sq. ft. of living space in the highly sought-after Summerside community. Featuring hardwood floors throughout the main floor, a formal dining room, bright open family room, and a spacious kitchen with large island & granite countertops! The breakfast nook, with a large window, overlooks the fully landscaped backyard and expansive deck—perfect for entertaining or relaxing. A walk thru pantry, laundry & powder room complete the main floor. Head upstairs to the bonus room that offers vaulted ceilings and south-facing windows for plenty of natural light, all year long! This home features 3 bedrooms, 2.5 bathrooms, and an unfinished basement ready for customization. Enjoy exclusive access to the Summerside Beach Club for year-round outdoor activities, and the home is within walking distance of K-9 public schools. This property combines comfort, convenience, and community amenities. Don't miss your chance to own in this amazing neighborhood!

Built in 2011

### Essential Information

MLS® # E4422132

Price \$599,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8520 19 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R6

### **Amenities**

Amenities	Deck, Hot Water Natural Gas
Parking	Double Garage Attached, Front Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	MICHAEL STREMBITSKY SCHOOL
Middle	JAN REIMER

### **Additional Information**

Date Listed	February 19th, 2025
Days on Market	67
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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