

# **\$1,895,000 - 1807 90a Street, Edmonton**

MLS® #E4433437

**\$1,895,000**

6 Bedroom, 4.00 Bathroom, 3,377 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

BACKING LAKE SUMMERSIDE - SPECTACULAR VIEWS, PRIVATE DOCK, BBALL COURT, HOT TUB, POND, TRIPLE GARAGE & WALK OUT BASEMENT. Just imagine what life could be like! Swimming, paddle boarding, BBQs, skating, gathering... LIVING. Impeccable pride of ownership throughout! The main floor offers open concept living/dining/kitchen with a front formal space PLUS a spacious bedroom/den with private deck access & 3 pc bath. Perfect setup for an office/nanny suite/or live-in parents. The upper floor boasts 4 beds, 2 large baths, & laundry. This property truly has the dream WALKOUT BASEMENT - 2nd kitchen, huge rec room, 6TH bed, full bath, & access to that INCREDIBLE OUTDOOR OASIS. Upgrades Galore: NEW WINDOWS, NEW W/D, NEW Duradeck & glass railings, recent basement renovation, low maint clover lawn. And don't forget that triple garage loaded w/ EPOXY & STORAGE. There is no need for a lakefront cabin... this is the ultimate CULDESAC & LIFESTYLE LOCATION. Clubhouse even offers YOGA, BEACH VOLLEYBALL, TENNIS, BOAT RENTALS!

Built in 2007

## **Essential Information**

MLS® #

E4433437



Price	\$1,895,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,377
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1807 90a Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C8

### Amenities

Amenities	Deck, Lake Privileges, Patio, Walkout Basement, Wet Bar
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Refrigerators-Two, Dishwasher-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Beach Access, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jan Reimer K-9
Middle	Jan Reimer K-9
High	J Percy Page

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	45
Zoning	Zone 53
HOA Fees	1087.22
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 4:47pm MDT