

## \$445,998 - 2210 86 Street, Edmonton

MLS® #E4441031

**\$445,998**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Live the Summerside Lifestyle! Located in one of Edmonton's most sought-after communities, this 4-bedroom, 3.5-bath home backs onto walking trails and comes with access to Summerside's private lake. With 1,455 sq ft, the open-concept main floor features a modern kitchen with stainless steel appliances, a walk-in pantry, and seamless flow into the living room—where sliding doors lead you out to the backyard deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find a bright and spacious bonus room with large windows, a generous primary bedroom with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, a full bathroom, and convenient upstairs laundry. The fully finished basement offers even more flexibility with a fourth bedroom, 4-piece bathroom, and extra living space to relax or host guests. Located near schools, shopping, and all the amenities Summerside is known for, this home is move-in ready and waiting for its next chapter.

Built in 2016

### Essential Information

MLS® # E4441031

Price \$445,998

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2210 86 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2G2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stone, Vinyl                 |
| Exterior Features | Beach Access, Lake Access Property |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stone, Vinyl                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                9  
Zoning                              Zone 53  
HOA Fees                         453.05  
HOA Fees Freq.                Annually

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