

## **\$575,000 - 8316 12 Avenue, Edmonton**

MLS® #E4450870

**\$575,000**

4 Bedroom, 3.00 Bathroom, 2,012 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Nestled in a quiet cul-de-sac, this beautifully maintained south-facing single-family home offers comfort, style & space for the whole family. Enjoy a new roof, new kitchen with updated cabinetry, quartz countertops & new flooring. A bright flex room at the front is perfect for a home office or play area. Upstairs you'll find 3 spacious bedrooms, including the primary with walk in and huge ensuite, and a bonus room while the fully finished basement adds a 4th bedroom, theatre, gym, bar & full bathroom. With a total of 4 bathrooms, morning routines are a breeze. Step outside to a manicured lawn with mature perennials, a charming playhouse & ample space for kids or pets to roam. This yard is built to entertain with built in stone BBQ! Summerside lake access, schools and parks, all with in walking distance & easy access to Gateway Blvd & the Henday. Located in sought-after Summerside, a family-friendly lake community with exclusive resident access to the beach, parks, tennis courts & year-round activities.

Built in 2004

### **Essential Information**

MLS® #	E4450870
Price	\$575,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,012
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8316 12 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E3

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Lake Privileges, No Smoking Home, Tennis Courts
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Beach Access, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Father Michael/Strembitsky
Middle	Strembitsky/Father Michael

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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