

## \$629,900 - 8504 16a Avenue, Edmonton

MLS® #E4457485

### \$629,900

3 Bedroom, 3.50 Bathroom, 1,862 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

1,862 sq ft fully finished 2 story home which backs onto the park and school field in sought after Summerside! Extensive upgrades throughout featuring exposed aggregate driveway & sidewalk. Main level has engineered hardwood floors, kitchen w/ granite counter tops & stainless steel appliances, large living room and dining room. Main level laundry room and 2 piece bath finish the main level. Upper level w/ huge bonus room w/ 2 additional bedrooms & 4-piece bathroom. Primary bedroom w/ 4-piece ensuite & walk-in closet overlooking the park space finishes the upper level. Lower level is fully finished w/ large family room/fitness area & 3-piece bath. Backyard backs the park so you can watch your kids walk to the K-9 school! Oversized maintenance free deck, custom built exterior shed and heated water feature with fish! Located on a quiet cul-de-sac, a short walk from Summerside beach & clubhouse - enjoy the year-round lake amenities including skating, boating, fishing & tennis. Must be seen to be appreciated.

Built in 2007

### Essential Information

MLS® #	E4457485
Price	\$629,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,862
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8504 16a Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0H9

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, No Smoking Home
Parking	Double Garage Attached, Heated, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	M. Strembit/Fth Mk. Moreau
Middle	M. Strembit/Fth Mk. Moreau
High	J Percy Page/Holy Trinity

### **Additional Information**

Date Listed	September 12th, 2025
Days on Market	53
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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Listing information last updated on November 4th, 2025 at 6:17am MST