

# \$520,000 - 8307 11 Avenue, Edmonton

MLS® #E4446241

**\$520,000**

4 Bedroom, 3.50 Bathroom, 1,855 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Everything youâ€™d desire in a homeâ€™s location, amenities, and a layout that truly delivers. Enjoy exclusive access to Summersideâ€™s private lake and beach clubâ€™s summer fun without leaving the city. This bright 4 bed, 3.5 bath home features vinyl flooring, open-concept main floor, granite kitchen counters, S/S appliances, corner pantry, half bath, and main floor laundry. Upstairs offers a cozy bonus room w/ gas fireplace, spacious primary suite w/ walk-in closet & 4pc ensuite, plus 2 more generous bedrooms & another 4pc bath. The fully finished bsmt adds a 4th bed, rec room, den/storage & 4pc bath. Outside, a large south-facing fenced backyard with a 2-tier deck offers space to relax and entertain, with a rear neighbour set at a distance. Double attached garage adds everyday convenience. This is where comfort meets lifestyle. Welcome home.

Built in 2002

## Essential Information

MLS® #	E4446241
Price	\$520,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,855
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8307 11 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E3

### **Amenities**

Amenities	Club House
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Fenced, Flat Site, Lake Access Property, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025  
Days on Market                4  
Zoning                              Zone 53  
HOA Fees                         453.02  
HOA Fees Freq.                Annually

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