

## **\$299,900 - 59 8304 11 Avenue, Edmonton**

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MLS® #E4430715

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,278 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Enjoy lake access in the wonderful community of Summerside!!! Camp like amenities in the heart of the city include boating, fishing, paddle boarding, tennis, yoga and yearly programs that make this an amazing perk. This town home, perfect for first-time home buyers, small families, or investors, is nestled in the heart of the complex. The well-maintained, open-concept offers ample space, including a large kitchen with a corner pantry, upgraded appliances, island, dining area, versatile nook for an office, coffee bar, or kids' zone, 2pc washroom and patio door access to a cozy balcony. Upstairs, you'll find three comfortable bedrooms and a 4pc bath. The lower level includes a storage area, laundry, and access to the double attached garage. The front yard boasts a concrete patio, grass space, gas BBQ hookup and is fully fenced. The central location provides great access to QE2 Highway, Anthony Henday, South Edmonton Common, schools, shopping, and public transportation.



Built in 2003

### **Essential Information**

MLS® #	E4430715
Price	\$299,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,278
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	59 8304 11 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J8

### Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                2  
Zoning                              Zone 53  
HOA Fees                         453.02  
HOA Fees Freq.                Annually  
Condo Fee                        \$338

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