

## \$624,900 - 1226 Summerside Drive, Edmonton

MLS® #E4449382

**\$624,900**

3 Bedroom, 3.00 Bathroom, 2,015 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Your Summerside sanctuary awaits in this stunning 2015sqft former showhome with exclusive lake access. This air-conditioned 2-storey gem boasts a heated double attached garage, 3 bedrooms, 2 full+2 half baths, and a one-of-a-kind spa retreat in the basement. The open-concept main floor features a versatile front flex room, cozy gas fireplace in the living room, dining area with sophisticated coffered ceilings, a U-shaped kitchen with a large eat-in island w/ a corner pantry, and laundry area. The grand foyer is open to above, accented by wide stairs and iron-rod railings. Upstairs offers a luxurious primary suite with a walk-in closet and beautifully appointed 5pc ensuite. Additionally, there's two well-sized bedrooms completing this floor. The basement includes a tranquil spa area, waterfall wall feature, and ample space for future development. Enjoy a huge, fully fenced yard with mature trees, a and large deck. Upgrades: Hunter Douglas Blinds, Roof (2025), HWT(2023), Chair Lift (2022), and Central Vac.

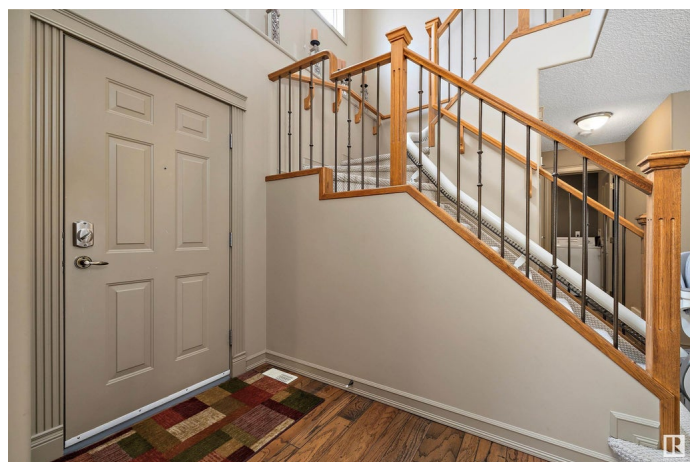
Built in 2001

### Essential Information

MLS® # E4449382

Price \$624,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,015                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1226 Summerside Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1B4               |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, Assisted Living |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplaces        | Stone Facing                                                                                                                                          |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                                              |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Fenced, Lake Access Property, Landscaped, Level Land, No Back Lane, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Jan Reimer School    |
| Middle     | Jan Reimer School    |
| High       | J. Percy Page School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |
| HOA Fees       | 431.45          |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 5th, 2025 at 1:32am MDT