

## \$674,900 - 1303 82 Street, Edmonton

MLS® #E4435610

**\$674,900**

4 Bedroom, 3.50 Bathroom, 2,118 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Visit REALTOR® website for additional information. AWESOME 2,118 sq ft 2-storey home in the sought-after community of Summerside with private lake and recreation facility access. Backing onto a peaceful WALKING PATH, this 4+1 bedroom, 3.5 bath home features a RENOVATED KITCHEN with quartz counters, gas stove, updated cabinets, and ss appliances. The main floor offers hardwood and tile flooring, walk-through pantry, cozy fireplace, and convenient laundry. Upstairs includes a spacious bonus room, a primary suite with a RENOVATED 5-PIECE ENSUITE, two additional bedrooms, and a 4-piece bath. The fully finished basement is ideal for extended family with a SECOND KITCHEN, living room, bedroom, and 3-piece bath. An oversized garage and new hwt, PERMANENT HOLIDAY LIGHTS, complete this exceptional home in a vibrant, amenity-rich neighbourhood.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435610  |
| Price      | \$674,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,118                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1303 82 Street |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0A6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, Fire Pit, Lake Privileges, Skylight, Vinyl Windows, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Beach Access, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 53       |
| HOA Fees       | 431.45        |
| HOA Fees Freq. | Annually      |

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Listing information last updated on May 9th, 2025 at 10:47pm MDT