

## **\$659,000 - 8044 18 Avenue Sw, Edmonton**

MLS® #E4260317

### **\$659,000**

6 Bedroom, 4.00 Bathroom, 2,317 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

This executive home is perfect for your growing family in the sought after community of Summerside. With over 2300 sqft, this home offers a total of 6 bedrooms (4+2)! The main floor has a bedroom/den that is steps away from the full main floor bathroom (ideal for anyone with mobility issues). Loaded w/upgrades the main floor offers an open floor plan, hardwood throughout, stone fireplace w/mantle, premium white cabinetry, s.s. appliances, walk-in pantry, HUGE island, and granite counters. Upstairs you will find the spacious master retreat complete w/walk-in closet and 5-pc ensuite, 2 additional bedrooms, 4-pc bath, laundry room, and awesome bonus area. The basement has been completed with a kitchen, recreation area and TWO large bedrooms & a 4 piece bathroom. Outside you will enjoy the maintenance free 2-tiered deck and gorgeous landscaping. Oversized garage, central a/c, pie shaped lot, the list goes on. Great location in a quiet cul-de-sac, right between the two schools & steps away from the beach!

Built in 2013

### **Essential Information**

MLS® #	E4260317
Price	\$659,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,317
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	8044 18 Avenue Sw
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z8

### **Amenities**

Features	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Lake Privileges
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, Refrigerators-Two, Stoves-Two, Alarm/Security System
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Stone, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

### **Additional Information**

Date Listed August 26th, 2021

HOA Fees 395.91

HOA Fees Freq. Monthly

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Listing information last updated on November 27th, 2021 at 4:46am MST