

\$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€™location, amenities, and a layout that truly delivers. Enjoy exclusive access to Summersideâ€™s private lake and beach clubâ€™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
Zoning Zone 53
HOA Fees 453.02
HOA Fees Freq. Annually

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