

# **\$599,900 - 8108 Summerside Grande Boulevard, Edmonton**

MLS® #E4433201

**\$599,900**

4 Bedroom, 3.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Grande Boulevard is the Summertime perfect place to live in Lake Summerside. Just a short walk to the beach club where you can swim, kayak or SUP. If staying closer to home is preferred then the front porch beckons for an evening drink & people watching afterwards a BBQ in your private backyard with pergola & multiple decks + raised garden boxes for your herb garden. Fully developed basement has 2 great spaces one is set up as a Media Room & the 2nd can be a Gym or 4th Bedroom + there is a bar & full bathroom. Mudroom at backdoor has convenient built in organizers & the laundry. Sunlight floods the Great room with its 9' ceilings engineered hardwood flooring; display shelves flank either side of the gas fireplace. Huge island for casual dining & walk in pantry. Main floor also has a front flex room ideal for Home Office or Playroom. Oversized 22'x22' garage is insulated & drywalled and has additional bump out 12'x2' on one side creating a work bench space. Central air. Walking distance to both Schools.

Built in 2010

## **Essential Information**

MLS® # E4433201



Price	\$599,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8108 Summerside Grande Boulevard
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0J2

### Amenities

Amenities	Ceiling 9 ft., Club House, Deck, Front Porch, Lake Privileges, No Smoking Home, Tennis Courts, See Remarks
Parking Spaces	3
Parking	Double Garage Detached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes

Basement	Full, Finished
----------	----------------

## Exterior

Exterior	Wood, Hardie Board Siding
----------	---------------------------

Exterior Features	Back Lane, Beach Access, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access
-------------------	---

Roof	Asphalt Shingles
------	------------------

Construction	Wood, Hardie Board Siding
--------------	---------------------------

Foundation	Concrete Perimeter
------------	--------------------

## School Information

Elementary	Michael Strembitsky K-6
------------	-------------------------

Middle	Michael Strembitsky 7-9
--------	-------------------------

High	J.Percy Page/Holy Trinity
------	---------------------------

## Additional Information

Date Listed	April 28th, 2025
-------------	------------------

Days on Market	3
----------------	---

Zoning	Zone 53
--------	---------

HOA Fees	453.02
----------	--------

HOA Fees Freq.	Annually
----------------	----------

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 7:02pm MDT