

Courtesy Of Nathan Lorenz Of Real Broker

## **\$305,000 - 28 8304 11 Avenue, Edmonton**

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MLS® #E4458838

**\$305,000**

3 Bedroom, 1.50 Bathroom, 1,323 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this well-kept 3 bedroom townhome in Summerside with LAKE ACCESS! In front of the unit is a private fenced yard perfect for hosting or a relaxing afternoon. Inside the unit you are greeted into the living room that faces the front of the unit, the kitchen with a centre island, pantry, and lots of counter space, and then the dining room which has access to the BALCONY! Wrapping up the main floor is a 2 pc bathroom. Upstairs you find the primary bedroom with a walk-in closet, two secondary bedrooms and a 4 pc shared family bathroom. In the basement is laundry, space for additional storage, mechanical room and your DOUBLE ATTACHED GARAGE! This condo complex is professionally managed with low condo fees of \$338/mo and access to LAKE SUMMERSIDE with amenities such as beach club, tennis, playground, and more! This home is located close to many schools, shopping amenities and restaurants on Ellerslie Rd, and still easy access to Hwy 2 or the Anthony Henday. Don't miss this one!

Built in 2004

### **Essential Information**

MLS® # E4458838

Price \$305,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,323             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 28 8304 11 Avenue |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1J8           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Off Street Parking, Lake Privileges, Parking-Visitor |
| Parking Spaces | 2                                                    |
| Parking        | Double Garage Attached, Insulated                    |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 3                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Partial, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                 |
| Exterior Features | Beach Access, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Michael Strembitsky School |
| Middle     | Michael Strembitsky School |
| High       | J. Percy Page School       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 17                   |
| Zoning         | Zone 53              |
| HOA Fees       | 453                  |
| HOA Fees Freq. | Annually             |
| Condo Fee      | \$338                |

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Listing information last updated on October 8th, 2025 at 4:47pm MDT