

## **\$345,000 - 33 4050 Savaryn Drive, Edmonton**

MLS® #E4438065

**\$345,000**

2 Bedroom, 2.50 Bathroom, 1,255 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Discover your perfect sanctuary in Summerside! This isn't just a townhouse; it's a lifestyle, complete with exclusive lake access. If you're searching for an exceptional 2-bedroom, 2.1-bathroom end unit, prepare to be impressed. From the moment you arrive, you'll appreciate the charming curb appeal and the effortless living offered by Mosaic Shores, who handle summer yard care and winter snow removal. Inside, the main level invites you into a bright living area, flowing into a functional kitchen with plenty of counter and storage space. Upstairs, retreat to two comfortable bedrooms, each featuring upgraded closet organizers. The primary bedroom has a private ensuite, providing a peaceful escape. The basement offers a convenient double garage, plus ample storage and a dedicated laundry area. Every detail in this unit speaks of elegance. Its superb location provides unparalleled access to the Henday, the airport, top schools, and diverse shopping options, all within a safe and vibrant community.

Built in 2014

### **Essential Information**

MLS® # E4438065

Price \$345,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	33 4050 Savaryn Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1R8

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Lake Privileges, No Smoking Home, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Beach Access, Fenced, Flat Site, Lake Access Property, Level Land, Low Maintenance Landscape, Playground

	Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Strembitzky/Mireau
Middle	Reimer/Divine Mercy
High	P. Page/Holy Trinity

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	483
HOA Fees Freq.	Annually
Condo Fee	\$268

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