

## \$315,000 - 41 8304 11 Avenue, Edmonton

MLS® #E4444895

**\$315,000**

3 Bedroom, 1.50 Bathroom, 1,190 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Modern, bright, this 3-bedroom Summerside townhome offers large windows, an open-concept kitchen, living, and dining area—plus a cozy nook perfect for a home office. Brand-new vinyl plank flooring welcomes you at the entrance and main floor, with fresh carpet upstairs. The double attached garage leads into the basement, which includes laundry, furnace, storage, and internal garage access. The complex is lined with trees and has beautiful green space. Residents enjoy full access to private Lake Summerside — beach, clubhouse, lake, walking paths, tennis, volleyball, and winter skating. New paint, baseboards, light fixtures, and dishwasher complete this move-in-ready gem. Pets allowed with board approval. Steps from schools, shopping, and Anthony Henday, this home blends style, and convenience.

Built in 2004

### Essential Information

MLS® #	E4444895
Price	\$315,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,190



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	41 8304 11 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J8

### Amenities

Amenities	Hot Water Natural Gas, Lake Privileges, Parking-Visitor
Parking	Double Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Beach Access, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Father Michael Mireau
Middle	Father Michael Mireau

### Additional Information

Date Listed	June 28th, 2025
Days on Market	59
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually
Condo Fee	\$326

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 August 25th, 2025 at 9:31pm MDT