

## \$897,000 - 1207 Summerside Drive, Edmonton

MLS® #E4431936

**\$897,000**

4 Bedroom, 3.50 Bathroom, 2,427 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

A rare find in Summerside—this original owner, custom-built Burke Perry home offers nearly 1/3 of an acre with private lake access and dock, plus the biggest backyard in the community. Inside, you'll find 3 spacious upstairs bedrooms, including a luxurious primary suite with double-sided fireplace, 5-piece ensuite, and walk-in closet, as well as a vaulted bonus room with elevated office space, and a full 4-piece bath. The main floor is perfect for entertaining, featuring hardwood floors, a double-sided fireplace, a dream kitchen with large breakfast nook, formal living and dining areas, large boot room, and a powder room. The basement is partially finished with a cozy bedroom and full bath. Enjoy the south-facing backyard with a beautiful summer-ready deck. The bright oversized double garage has hot and cold water, floor drain, and gas hook up. —This home truly has it all.

Built in 2002

### Essential Information

MLS® #	E4431936
Price	\$897,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,427
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1207 Summerside Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1C5

### Amenities

Amenities	Air Conditioner, Club House, Deck, Front Porch, Hot Tub, Lake Privileges, No Animal Home, No Smoking Home, Recreation Room/Centre, Tennis Courts
Parking Spaces	5
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Conditioner, Water Distiller, Water Softener, Window Coverings, Stove-Induction
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Beach Access, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, No Back Lane, Private Fishing, Recreation Use, Private

	Park Access
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 21st, 2025
Days on Market	57
Zoning	Zone 53
HOA Fees	640
HOA Fees Freq.	Annually

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