

## \$719,900 - 8928 23 Avenue, Edmonton

MLS® #E4430771

**\$719,900**

3 Bedroom, 2.50 Bathroom, 2,202 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Homes by Avi built this stunning 2200 sq ft home for the current owners. Dazzling California chandelier lights up your 17' two storey ceiling. Spacious foyer leads to front flex room. You will be smiling by the time you enter the back of the home that is awash with sunlight, generous eating area & huge kitchen island make this a perfect place for the family to gather for meals. The walk through pantry organizes your life & the mudroom is generous too. The Great Room is made even more appealing by the fireplace & open staircase ascending to the upper floor. Upstairs you will find a Bonus Room (could be 4th bedroom)+ 3 bedrooms, the Primary Bedroom has a large walk in closet & soaker tub ensuite with double vanity. After making dinner in your beautiful kitchen your family can walk outside your door to the park and play before bedtime – truly a dream location on a quiet crescent in Lake Summerside. BBQ on the deck, patio, plenty of lawn for kids & pets to play all fenced in + a delicious apple tree!

Built in 2015

### Essential Information

MLS® # E4430771

Price \$719,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,202                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8928 23 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2C3        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Club House, Deck, Lake Privileges, No Animal Home, No Smoking Home, Tennis Courts, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Beach Access, Boating, Fenced, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Jan Reimer K-6            |
| Middle     | Jan Reimer 7-9            |
| High       | J.Percy Page/Holy Trinity |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |
| HOA Fees       | 453.02           |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 20th, 2025 at 12:02pm MDT