

## \$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	19
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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