

\$575,000 - 8316 12 Avenue, Edmonton

MLS® #E4450870

\$575,000

4 Bedroom, 3.00 Bathroom, 2,012 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Nestled in a quiet cul-de-sac, this beautifully maintained south-facing single-family home offers comfort, style & space for the whole family. Enjoy a new roof, new kitchen with updated cabinetry, quartz countertops & new flooring. A bright flex room at the front is perfect for a home office or play area. Upstairs you'll find 3 spacious bedrooms, including the primary with walk in and huge ensuite, and a bonus room while the fully finished basement adds a 4th bedroom, theatre, gym, bar & full bathroom. With a total of 4 bathrooms, morning routines are a breeze. Step outside to a manicured lawn with mature perennials, a charming playhouse & ample space for kids or pets to roam. This yard is built to entertain with built in stone BBQ! Summerside lake access, schools and parks, all with in walking distance & easy access to Gateway Blvd & the Henday. Located in sought-after Summerside, a family-friendly lake community with exclusive resident access to the beach, parks, tennis courts & year-round activities.

Built in 2004

Essential Information

MLS® # E4450870

Price \$575,000

Bedrooms 4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	2,012
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8316 12 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E3

Amenities

Amenities	Air Conditioner, Closet Organizers, Lake Privileges, No Smoking Home, Tennis Courts
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Beach Access, Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Father Michael/Strembitsky
Middle	Strembitsky/Father Michael

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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 3rd, 2025 at 1:02pm MDT