

## \$464,900 - 8409 24 Avenue, Edmonton

MLS® #E4464010

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,765 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

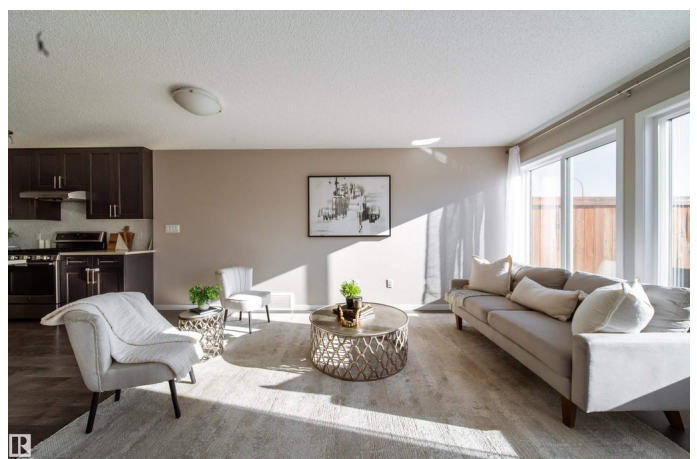
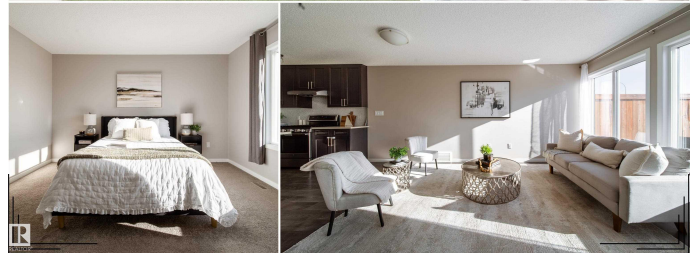
Live the Summerside lifestyle with private lake access in this stunning, sun-filled 2-storey home backing onto a private setting with no rear neighbours! This upgraded spacious 3-bed, 2.5-bath home offers 1,765 sq.ft. of beautifully designed living space. The open main floor boasts a bright great room, a chef's kitchen with upgraded maple cabinetry, gas stove, upgraded S/S appliances & stylish hood fan. The dining area opens to a full-width deck & fenced south-facing yard—perfect for relaxing or entertaining. Upstairs features a serene primary suite with double French doors, large WIC & ensuite. A versatile bonus room, convenient laundry room, full bath & 2 additional bedrooms. Additional highlights include an attached garage with an extended driveway & future potential for side entry. Walking distance to school, park & exclusive Lake Summerside access with private beach - year-round recreation—swimming, golf, fishing, boating, tennis & more. A bright, stylish & move-in-ready home with exceptional value!

Built in 2017

### Essential Information

MLS® # E4464010

Price \$464,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,765         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8409 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2G1        |

### Amenities

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Club House, Deck, Hot Water Electric, Lake Privileges, Smart/Program. Thermostat, Racquet Courts, Recreation Room/Centre, Social Rooms, Tennis Courts |
| Parking Spaces | 2                                                                                                                                                     |
| Parking        | Single Garage Attached                                                                                                                                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

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

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Lake Access Property, Landscaped, Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Michael Strembitsky  |
| Middle     | Michael Strembitsky  |
| High       | J. Percy Page School |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 53            |
| HOA Fees       | 453.02             |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 31st, 2025 at 8:17pm MDT