

## **\$544,900 - 8111 16a Avenue, Edmonton**

MLS® #E4465383

**\$544,900**

3 Bedroom, 3.00 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to your next FAMILY HOME in the heart of SUMMERSIDE! This beautifully designed 2-storey offers a FUNCTIONAL layout, BRIGHT living spaces, and thoughtful details throughout. The OPEN-CONCEPT main floor features a spacious LIVING ROOM, well-appointed KITCHEN with CORNER PANTRY, and a sunny DINING AREA – perfect for FAMILY GATHERINGS and entertaining. Upstairs, find THREE generous BEDROOMS including a LARGE PRIMARY RETREAT with WALK-IN CLOSET and PRIVATE ENSUITE. A versatile FAMILY ROOM provides the ideal space for MOVIE NIGHTS or a kids’™ PLAY AREA, plus another FULL BATH completes the level. The FULLY FINISHED BASEMENT adds even more living space with a HUGE REC ROOM, half bath, and plenty of STORAGE – perfect for a HOME GYM or OFFICE. With MAIN FLOOR LAUNDRY, a DOUBLE ATTACHED GARAGE, and a quiet street close to PARKS and SCHOOLS, this home offers the IDEAL COMBINATION of COMFORT, FUNCTION, and VALUE. Your next chapter begins at 8111 16A AVE SW – WELCOME HOME!

Built in 2007

### **Essential Information**

MLS® #

E4465383



|                |                        |
|----------------|------------------------|
| Price          | \$544,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,836                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8111 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Summerside      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0H8         |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Corner                                                           |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

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

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 53             |
| HOA Fees       | 455                 |
| HOA Fees Freq. | Annually            |

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Listing information last updated on November 13th, 2025 at 5:47pm MST