

## \$329,000 - 41 8304 11 Avenue, Edmonton

MLS® #E4444895

**\$329,000**

3 Bedroom, 1.50 Bathroom, 1,190 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Modern, bright, this 3-bedroom Summerside townhome offers large windows, an open-concept kitchen, living, and dining area—plus a cozy nook perfect for a home office. Brand-new vinyl plank flooring welcomes you at the entrance and main floor, with fresh carpet upstairs. The double attached garage leads into the basement, which includes laundry, furnace, storage, and internal garage access. The complex is lined with trees and has beautiful green space. Residents enjoy full access to private Lake Summerside — beach, clubhouse, lake, walking paths, tennis, volleyball, and winter skating. New paint, baseboards, light fixtures, and dishwasher complete this move-in-ready gem. Pets allowed with board approval. Steps from schools, shopping, and Anthony Henday, this home blends style, and convenience.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444895  |
| Price          | \$329,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,190     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2004              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 41 8304 11 Avenue |
| Area        | Edmonton          |
| Subdivision | Summerside        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6X 1J8           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, Lake Privileges, Parking-Visitor |
| Parking   | Double Garage Attached                                  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl                                      |
| Exterior Features | Airport Nearby, Back Lane, Beach Access, Schools |
| Roof              | Asphalt Shingles                                 |
| Construction      | Wood, Vinyl                                      |
| Foundation        | Concrete Perimeter                               |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Father Michael Mireau |
| Middle     | Father Michael Mireau |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 53         |
| HOA Fees       | 466.61          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$326           |

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Listing information last updated on July 9th, 2025 at 7:17pm MDT