

# **\$599,900 - 8507 Summerside Grande Boulevard, Edmonton**

MLS® #E4459662

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,986 sqft  
Single Family on 0.00 Acres

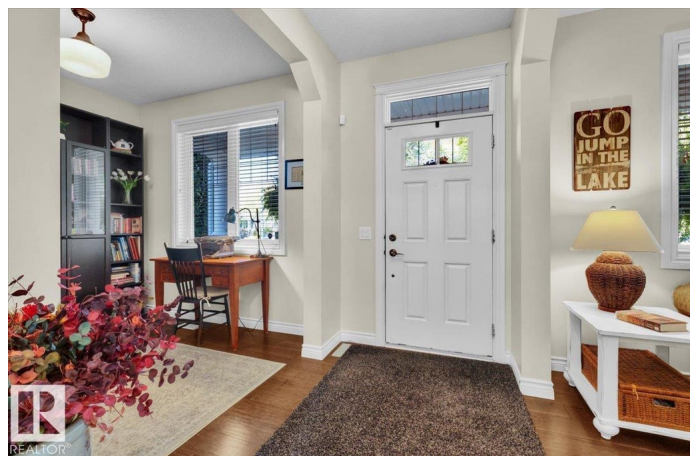
Summerside, Edmonton, AB

A location that is in a League of its Ownâ€¦coveted 1st block on Summerside Grande Boulevard just 1 block from Lake Summerside & the Beach Club. Everyone wants their home to make a unique statement and this beautiful home will fill you with pride every time you walk onto the front porch & enter your front door. The symmetry of this centre hall floor plan is pleasing on the eye with its angled archways, front office & living room. Pull up a bar stool at your modern white kitchen with to the ceiling cabinets, gas stove & huge granite island with apron farm sink & gleaming subway tile. Coffered ceiling defines the cozy great room with stone facing fireplace and open staircase to upper floor where you will find 3 spacious bedrooms, jetted tub ensuite with double vanity & laundry room. No need to spend all summer landscaping or creating an enchanting outdoor living spaces itâ€™s already done. You will love firepit & BBQâ€™s on this interlocking brick patio surrounded by perennials & trees & oversized 22â€™x24â€™ garage.

Built in 2014

## **Essential Information**

MLS® # E4459662



|                |                        |
|----------------|------------------------|
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 8507 Summerside Grande Boulevard |
| Area        | Edmonton                         |
| Subdivision | Summerside                       |
| City        | Edmonton                         |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T6X 0J1                          |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Front Porch, Lake Privileges, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Tennis Courts, See Remarks, Vacuum System-Roughed-In, HRV System |
| Parking Spaces | 2                                                                                                                                                                               |
| Parking        | Double Garage Detached, Insulated, Over Sized                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Stone Facing                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |

|          |                  |
|----------|------------------|
| Basement | Full, Unfinished |
|----------|------------------|

## Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Beach Access, Boating, Fenced, Lake Access Property, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Private Fishing, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Hardie Board Siding |
|--------------|---------------------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                         |
|------------|-------------------------|
| Elementary | Michael Strembitsky 2-6 |
|------------|-------------------------|

|        |                         |
|--------|-------------------------|
| Middle | Michael Strembitsky 7-9 |
|--------|-------------------------|

|      |                           |
|------|---------------------------|
| High | J Percy Page/Holy Trinity |
|------|---------------------------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

|                |    |
|----------------|----|
| Days on Market | 11 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 53 |
|--------|---------|

|          |        |
|----------|--------|
| HOA Fees | 453.02 |
|----------|--------|

|                |          |
|----------------|----------|
| HOA Fees Freq. | Annually |
|----------------|----------|

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Listing information last updated on October 7th, 2025 at 4:17am MDT