

Courtesy Of Nathan Lorenz Of Real Broker

## **\$305,000 - 28 8304 11 Avenue, Edmonton**

MLS® #E4458838

**\$305,000**

3 Bedroom, 1.50 Bathroom, 1,323 sqft  
Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

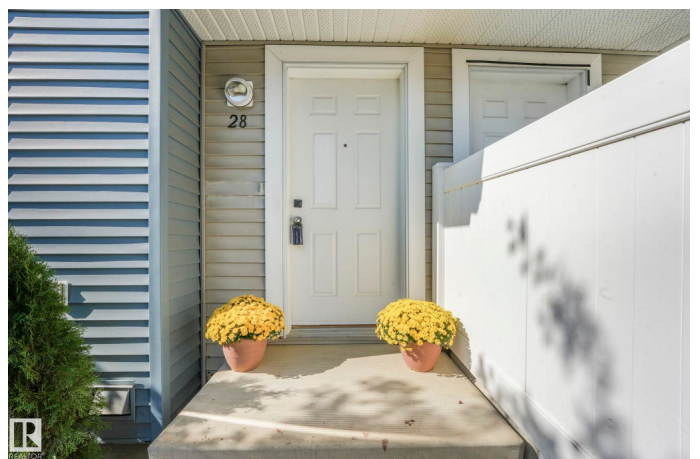
Welcome to this well-kept 3 bedroom townhome in Summerside with LAKE ACCESS! In front of the unit is a private fenced yard perfect for hosting or a relaxing afternoon. Inside the unit you are greeted into the living room that faces the front of the unit, the kitchen with a centre island, pantry, and lots of counter space, and then the dining room which has access to the BALCONY! Wrapping up the main floor is a 2 pc bathroom. Upstairs you find the primary bedroom with a walk-in closet, two secondary bedrooms and a 4 pc shared family bathroom. In the basement is laundry, space for additional storage, mechanical room and your DOUBLE ATTACHED GARAGE! This condo complex is professionally managed with low condo fees of \$338/mo and access to LAKE SUMMERSIDE with amenities such as beach club, tennis, playground, and more! This home is located close to many schools, shopping amenities and restaurants on Ellerslie Rd, and still easy access to Hwy 2 or the Anthony Henday. Don't miss this one!

Built in 2004

### **Essential Information**

MLS® # E4458838

Price \$305,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,323
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	28 8304 11 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1J8

### Amenities

Amenities	Off Street Parking, Lake Privileges, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached, Insulated

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Beach Access, Fenced, Fruit Trees/Shrubs, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

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

### **Additional Information**

Date Listed	September 21st, 2025
Days on Market	41
Zoning	Zone 53
HOA Fees	453
HOA Fees Freq.	Annually
Condo Fee	\$338

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Listing information last updated on November 1st, 2025 at 5:17am MDT