# \$2,599,000 - 8818 19 Avenue, Edmonton

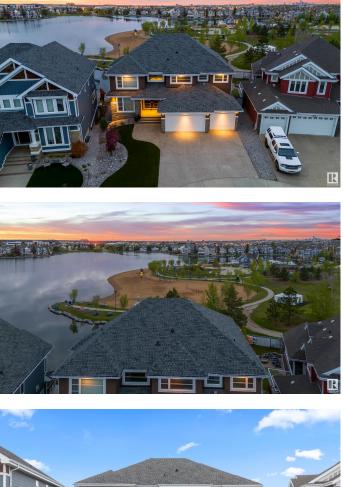
MLS® #E4418698

#### \$2,599,000

4 Bedroom, 4.50 Bathroom, 4,408 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

A retreat for all seasons and countless reasons, this extraordinary custom-built Lake Summerside home spans over 7,000 sq ft of luxurious living space. Every detail was thoughtfully considered, offering breathtaking views, leather-clad doors, custom luxury tiling, an 11 ft kitchen island, home automation, his & hers closets & ensuites, a sophisticated heating system, & more! The grand entryway features a striking rotunda and a quiet den. The open-concept main living area is filled with natural light and showcases stunning water & beach views. The gourmet kitchen includes high-end appliances, generous space, & access to a west-facing upper deck. Upstairs, the primary suite is a tranquil retreat, 2 more bedrooms with walk-in closets & a shared Jack-and-Jill bath. The walkout basement adds a 4th bedroom, bathroom, recreational space, gym area, and a future theatre room awaiting your design. Outside, the beautifully landscaped yard boasts an outdoor kitchen, hot tub, fire pit, private beach and dock





Built in 2016

### **Essential Information**

| MLS® #   | E4418698    |
|----------|-------------|
| Price    | \$2,599,000 |
| Bedrooms | 4           |

| Bathrooms      | 4.50                   |
|----------------|------------------------|
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,408                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 8818 19 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1X6        |

## Amenities

| Amenities     | Barbecue-Built-In, Closet Organizers, Deck, Exercise Room, Fire Pit, |
|---------------|--|
|               | Hot Tub, Patio, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup    |
| Parking       | Over Sized, Triple Garage Attached                                   |
| Is Waterfront | Yes  |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage<br>Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator,<br>Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage<br>Cooler, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided, Tile Surround   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

Exterior Wood, Stucco
Exterior Features Backs Onto Lake, Beach Access, Fenced, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

### **Additional Information**

| Date Listed    | January 20th, 2025 |
|----------------|--------------------|
| Days on Market | 74                 |
| Zoning         | Zone 53            |
| HOA Fees       | 1014.15            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 4th, 2025 at 6:17pm MDT