

## \$465,000 - 2212 86 Street, Edmonton

MLS® #E4429930

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside! Experience Edmonton's Lake Summerside, which features a stunning 32-acre freshwater lake, a private beach club, and a sandy beach. Enjoy resort-style living in this vibrant community! This half duplex offers over 1,600 square feet and a unique layout. The main floor boasts an open-concept design that combines the kitchen, dining, and living areas. The kitchen is equipped with ample cabinets, a walk-in pantry, quartz countertops, stainless steel appliances, and a breakfast island. On the mid-level, you'll find a spacious bonus room with large windows and vaulted ceilings—ideal for family gatherings. The upper level includes a laundry room, a main bathroom, and a primary bedroom complete with a 4-piece ensuite and a walk-in closet, along with two additional bedrooms, one of which also has a walk-in closet. The property is fully landscaped, featuring a sunny deck, a fenced yard, and a single attached garage. Plus, enjoy full access to Summerside Lake and quick access to Anthony Henday!

Built in 2016

### Essential Information

MLS® # E4429930

Price \$465,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2212 86 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G2

### Amenities

Amenities	Closet Organizers, Club House, Deck, Detectors Smoke, Lake Privileges, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Beach Access, Boating, Fenced, Lake Access Property,

Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool,  
Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	10
Zoning	Zone 53
HOA Fees	466.61
HOA Fees Freq.	Annually

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