

## \$459,900 - 1109 80 Street, Edmonton

MLS® #E4441753

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,432 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Great beginnings start out here in this well kept Jayman home in Lake Summerside. The private backyard has beautiful raised gardens, BBQ deck & a grassy area for pets & kids. Just a few doors down is a tots playground for meeting up with new friends. This open floor plan has tons of natural light with big windows front to back. Granite counter tops, stainless steel appliances and oak cabinets. The Great room is comfy year round with a gas fireplace for winter and central air making sleeping so much easier on hot summer nights. . Upstairs are 3 spacious bedrooms and 2 full bathrooms. Oversized insulated & drywalled double Garage with storage loft. Your wallet will be happy to see that there are a newer furnace and hot water tank, saving you money in the long run. Imagine coming home from work on Friday and heading over to the Lake for a refreshing swim or SUP or kayak around the lake. Walking distance to both public and catholic schools. Nice quiet location, Move in ready...shows beautifully!

Built in 2003

### Essential Information

MLS® # E4441753

Price \$459,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1109 80 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E6

### Amenities

Amenities	On Street Parking, Air Conditioner, Club House, Deck, Front Porch, Lake Privileges, No Smoking Home, Patio, Recreation Room/Centre, Tennis Courts, See Remarks
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, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Beach Access, Fenced, Golf Nearby, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks, Private Park Access
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Michael Strembitsky K-6
Middle	Michael Strembitsky 7-9
High	J.Percy Page/Holy Trinity

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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