

Courtesy Of Sally Munro Of Century 21 Masters

## \$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                   |
| Type           | 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 Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage 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 | 88                 |
| Zoning         | Zone 53            |
| HOA Fees       | 1014.15            |
| HOA Fees Freq. | Annually           |

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Listing information last updated on April 18th, 2025 at 12:02pm MDT