

## \$1,195,000 - 2037 89b Street, Edmonton

MLS® #E4430373

**\$1,195,000**

4 Bedroom, 4.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Absolutely Gorgeous Home in the Estates of Lake Summerside! This stunning 2-storey offers over 3400 sqft of living space and presents like a dream! The main floor features a lavish kitchen w/quartz counters, premium cabinetry and high end appliances. Beautiful living area w/gas fireplace, dining w/built-in bench seating, nice mudroom area, 10ft ceilings throughout. Upstairs you will find the primary w/walk-in closet and spa-like 5-pc ensuite. Three additional bedrooms, ensuite/jack-jill bathrooms, bonus/office area w/built-in desk, and laundry. The FULLY FINISHED lower level features 10ft ceilings, in-floor heat, a huge rec room, fitness area, 4-pc bath, and storage space.

Oversized/heated triple garage w/epoxy flooring. SOLAR PANELS. Outside you will enjoy the low maintenance/artificial turf landscaping, irrigation system, waterfall feature, and composite deck w/cedar pergola. Close to great schools, walking path direct to communal dock, and the amenities of Lake Summerside. An amazing family home!

Built in 2021

### Essential Information

MLS® # E4430373

Price \$1,195,000



Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,535
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2037 89b Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R9

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Hot Tub, No Smoking Home, HRV System, Solar Equipment
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Airport Nearby, Beach Access, Fenced, Flat Site, Lake Access Property, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Jan Reimer
Middle	Jan Reimer
High	J Percy Page

### Additional Information

Date Listed	April 11th, 2025
Days on Market	7
Zoning	Zone 53
HOA Fees	634
HOA Fees Freq.	Annually

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