

## \$950,000 - 8803 16 Avenue, Edmonton

MLS® #E4449657

**\$950,000**

6 Bedroom, 5.00 Bathroom, 3,400 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Discover timeless elegance in this stunning 6-bed, 5-bath, 2-storey home in prestigious Summerside. Boasting over 3,400 sq ft of old-world charm, the main floor features soaring 10"12 ft ceilings, a bright family room, formal living and dining areas, walk-through pantry, breakfast nook, laundry, a main floor bedroom, 4-pc bath, and a gourmet kitchen plus spice kitchen. Upstairs offers 4 bedrooms including a spacious primary suite with Jacuzzi tub, walk-in closet, and 5-pc ensuite. Two bedrooms feature ensuites and walk-ins, plus a shared 5-pc bath. The fully finished basement includes 9"10 ft ceilings, rec room, den, bedroom with walk-in closet, 4-pc bath, and separate entrance. Recent upgrades: new carpet (2025), paint (2025), endless hot water (2024), furnace & A/C (2024), resanded hardwood, gemstone lighting, 4-zone irrigation, granite floors/counters, water softener & dechlorinator. Oversized triple garage. Photos don't do it justice"come experience the true beauty of this home in person!

Built in 2006

### Essential Information

MLS® # E4449657

Price \$950,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,400                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8803 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 1J7        |

### Amenities

|           |                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Water Tankless, Lake Privileges, Sprinkler Sys-Underground |
| Parking   | Over Sized, Triple Garage Attached                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Granite Surround                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                    |
| Exterior Features | Airport Nearby, Beach Access, Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                    |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Michael Strembitsky   |
| Middle     | Father Michael Mireau |
| High       | J. Percy Page         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 53         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 16th, 2025 at 2:32am MDT