

Courtesy Of Bill S Bhamra Of Liv Real Estate

## \$310,000 - 60 9151 Shaw Way, Edmonton

MLS® #E4460282

**\$310,000**

2 Bedroom, 2.50 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Welcome to The Sands in Summerside! Step inside this immaculately maintained 2-bedroom, 2.5-bath townhouse and feel right at home. Bright entryway, modern laminate flooring set the tone for a warm & welcoming space. Open-concept main floor is perfect for everyday living & entertaining. Living room flows seamlessly into the kitchen, where youâ€™ll find sleek quartz countertops, stainless steel appliances, and loads of cabinetryâ€”a kitchen designed for both function and style. A dining room and a handy 2-piece powder room completes the main level. Upstairs, the sought-after dual primary layout features 2 spacious bedrooms, each with its own full ensuite bathâ€”ideal for roommates, guests, or a private office setup. The attached tandem double garage provides parking and extra storage. Best of all, this home comes with exclusive access to Lake Summerside. Imagine 32-acre lake, sandy beach, and year-round recreation. With schools, ETS, shopping & quick access to Henday. Welcome Home! (Some photos virtually staged)

Built in 2015

### Essential Information

MLS® # E4460282

Price \$310,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,082             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 60 9151 Shaw Way |
| Area        | Edmonton         |
| Subdivision | Summerside       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1W7          |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Club House, Deck, Lake Privileges, Parking-Visitor, Tennis Courts |
| Parking Spaces | 2                                                                 |
| Parking        | Tandem                                                            |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park |

|              |                    |
|--------------|--------------------|
|              | Access             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 35                |
| Zoning         | Zone 53           |
| HOA Fees       | 453.02            |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$265             |

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Listing information last updated on November 5th, 2025 at 2:32am MST