

## \$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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Listing information last updated on June 16th, 2025 at 11:18am MDT