

## \$679,000 - 8008 18 Avenue, Edmonton

MLS® #E4449114

**\$679,000**

3 Bedroom, 2.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside, one of Edmonton's most desirable lake communities, offering exclusive year-round access to Summerside Lake for swimming, paddleboarding, and kayaking. This beautifully maintained 2-storey home at 8008 18 Ave SW blends comfort, function, and thoughtful upgrades. The main floor includes a spacious foyer, private glass-doored den, stylish half bath, bright great room, and a chef's kitchen with gas stove, pantry, and ample storage. Upstairs offers 3 bedrooms, including a primary suite with laundry access, plus a large bonus room. Enjoy central A/C, water softener, central vac with hide-a-hose on the main floor, a landscaped yard with in-ground irrigation, shed, and maintenance-free deck. The attached garage has hot/cold water taps, great for pets or vehicles.

Built in 2014

### Essential Information

MLS® #	E4449114
Price	\$679,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,404



Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8008 18 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z8

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	65
Zoning	Zone 53
HOA Fees	453.02
HOA Fees Freq.	Annually

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