

Courtesy Of Adrian Michelutti and Denise Michelutti Of Exp Realty

## \$945,000 - 9012 23 Avenue, Edmonton

MLS® #E4428755

**\$945,000**

5 Bedroom, 4.00 Bathroom, 3,067 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Fall in love with this stunning 3,000+ sqft 2 storey in the highly sought-after neighbourhood of SUMMERSIDE! Designed for both comfort & entertainment, this home features a CHEF'S DREAM KITCHEN with gas cooktop, built in oven, oversized island, walk-in pantry & custom pullouts. The main level boasts an open concept layout with a SPACIOUS living room & dining area as well as a cozy den, office & large mudroom/laundry area with built-in bench seating & shelving. A 3pce bath completes the level. Upstairs, retreat to the expansive BONUS ROOM. The primary bdrm has a 5pce ensuite. There are 3 addt'l bdrms as well as a 4pce bath. The fully finished bsmnt extends your living space with rec room, a 2nd den, a 5th bdrm, 4pce bath & ample storage. The PRIVATE backyard features a gazebo, stone patio, wood deck & garden shed. Best of all you can enjoy exclusive Summerside lake access - beach days, fishing, tennis, pickleball, volleyball, skating, basketball, mini-golf & more - RESORT-STYLE LIVING right at home!

Built in 2014

### Essential Information

MLS® # E4428755

Price \$945,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,067
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9012 23 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z9

### **Amenities**

Amenities	Air Conditioner, Club House, Deck, Gazebo, Lake Privileges, Patio, Recreation Room/Centre
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
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Exterior Features	Beach Access, Boating, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Private Fishing, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	461.28
HOA Fees Freq.	Annually

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