

## \$345,900 - 45 9151 Shaw Way, Edmonton

MLS® #E4442827

**\$345,900**

3 Bedroom, 2.50 Bathroom, 1,224 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

This stylish 2-storey townhome in the desirable Summerside community offers 3 beds, 2.5 baths, & a double attached garage. Step through the charming white picket-fenced front yard into an open-concept main floor featuring durable vinyl flooring throughout. The spacious living room is filled with natural light and flows into a cozy dining area and a modern kitchen with well-maintained appliances, a large quartz island with extra seating, full-height cabinets, & a closed pantry. A convenient half bath completes this level. Upstairs, you'll find a bright primary bedroom with a walk-in closet & a 3-piece ensuite, along with 2 additional beds & a 4-piece bath. The lower level includes a laundry room with extra storage space & direct access to the double garage. Perfectly located close to shopping, transit, and schools, with exclusive access to Lake Summerside.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442827  |
| Price          | \$345,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,224     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 45 9151 Shaw Way |
| Area        | Edmonton         |
| Subdivision | Summerside       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 1W7          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Lake Privileges, Parking-Visitor, Storage-In-Suite |
| Parking   | Double Garage Attached                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 20       |
| Zoning         | Zone 53  |
| HOA Fees       | 465.92   |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$272    |

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Listing information last updated on July 7th, 2025 at 12:32pm MDT