

## **\$338,000 - 23 4050 Savaryn Drive, Edmonton**

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MLS® #E4442943

**\$338,000**

3 Bedroom, 2.50 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Summerside, Edmonton, AB

Discover the ultimate Lake Summerside lifestyle in this exceptional 2.5-story END UNIT townhome! Tucked privately in a treed back corner, enjoy a generously sized, fully fenced outdoor area. Inside, abundant natural light streams through numerous side windows, making the home feel bright and airy. The main floor features new LVP flooring, a gourmet kitchen boasting sleek SS appliances (newer dishwasher) & quartz counters. Upstairs offers 3 spacious bedrooms, including a primary suite with ensuite (walk-in shower) & upgraded WIC organizer. Benefits include an attached double car garage. Unlock exclusive private beach & lake access and the full Beach Club experience: year-round recreation with trails, courts, skating, swimming, boating & fishing. Enjoy unparalleled convenience: just steps to vibrant dining, diverse shopping, & excellent schools, plus easy Airport/Henday access. Low condo fees cover landscaping & snow removal for true low-maintenance living. Your Lake Summerside dream awaits!



Built in 2014

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4442943  |
| Price    | \$338,000 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,119             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23 4050 Savaryn Drive |
| Area        | Edmonton              |
| Subdivision | Summerside            |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6X 1R8               |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Closet Organizers, Hot Water Electric, Lake Privileges, Vinyl Windows |
| Parking   | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Beach Access, Fenced, Lake Access Property, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Michael Strembitsky |
|------------|---------------------|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 53         |
| HOA Fees       | 443.71          |
| HOA Fees Freq. | Annually        |
| Condo Fee      | \$268           |

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Listing information last updated on July 7th, 2025 at 7:02pm MDT