

Courtesy Of John M Taggart Of Town and City Realty

## \$315,000 - 9 4050 Savaryn Drive, Edmonton

MLS® #E4426989

**\$315,000**

2 Bedroom, 2.50 Bathroom, 1,219 sqft  
Condo / Townhouse on 0.00 Acres

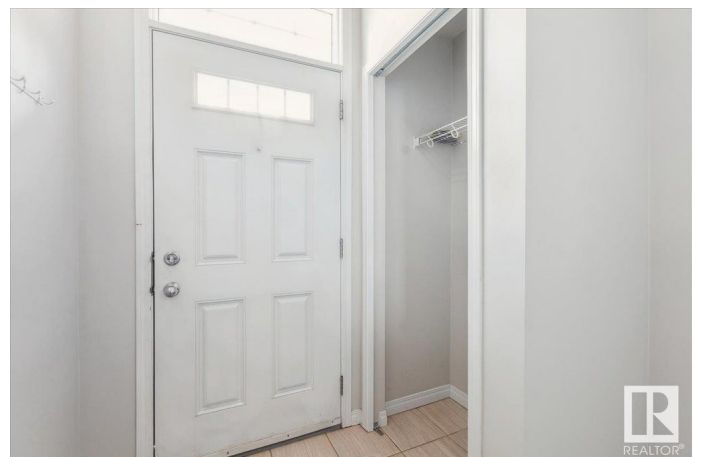
Summerside, Edmonton, AB

LAKE ACCESS in SUMMERSIDE! This townhouse condo has a dual main bedroom floor-plan both with full en-suite bathrooms. The main floor is bright, turn-key clean, open concept with high end durable laminate wood flooring, a two piece bathroom and a balcony. The kitchen has abundant storage, stainless steel appliances and a pantry. Upstairs is two large bedrooms both with full en-suites and walk in closets. The basement is partially finished has a sizable storage and laundry room entering to the double attached garage. Outside there is a fenced yard good for dogs or barbecuing. The condo complex has a very healthy reserve fund and is professionally managed. The very low condo fee takes care of all exterior maintenance, lawn care, snow removal and building insurance. This unit is well cared for in very good shape perfect as a starter home or for investors. Summerside is a top community within Edmonton. This unit provides access to the unique lake amenity and is close to schools and shopping.

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4426989  |
| Price    | \$315,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,219             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9 4050 Savaryn Drive |
| Area        | Edmonton             |
| Subdivision | Summerside           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 0H4              |

### **Amenities**

|           |                             |
|-----------|-----------------------------|
| Amenities | Club House, Lake Privileges |
| Parking   | Double Garage Attached      |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Beach Access, Lake Access Property, Playground Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation Concrete Perimeter

**Additional Information**

Date Listed March 21st, 2025  
Days on Market 13  
Zoning Zone 53  
HOA Fees 453.02  
HOA Fees Freq. Annually  
Condo Fee \$268

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Listing information last updated on April 3rd, 2025 at 12:47am MDT