

## \$2,340,000 - 8818 19 Avenue, Edmonton

MLS® #E4418698

**\$2,340,000**

4 Bedroom, 4.50 Bathroom, 4,408 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

A retreat for all seasons and countless reasons, this extraordinary custom-built Lake Summerside home spans over 7,000 sq ft of luxurious living space. Every detail was thoughtfully considered, offering breathtaking views, leather-clad doors, custom luxury tiling, an 11 ft kitchen island, home automation, his & hers closets & ensuites, a sophisticated heating system, & more! The grand entryway features a striking rotunda and a quiet den. The open-concept main living area is filled with natural light and showcases stunning water & beach views. The gourmet kitchen includes high-end appliances, generous space, & access to a west-facing upper deck. Upstairs, the primary suite is a tranquil retreat, 2 more bedrooms with walk-in closets & a shared Jack-and-Jill bath. The walkout basement adds a 4th bedroom, bathroom, recreational space, gym area, and a future theatre room awaiting your design. Outside, the beautifully landscaped yard boasts an outdoor kitchen, hot tub, fire pit, private beach and dock

Built in 2016

### Essential Information

MLS® #	E4418698
Price	\$2,340,000
Bedrooms	4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,408
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8818 19 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X6

### Amenities

Amenities	Barbecue-Built-In, Closet Organizers, Deck, Exercise Room, Fire Pit, Hot Tub, Patio, Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Over Sized, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Beach Access, Fenced, Lake Access Property, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	160
Zoning	Zone 53
HOA Fees	1014.15
HOA Fees Freq.	Annually

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Listing information last updated on June 29th, 2025 at 6:47am MDT