

## \$679,000 - 8008 18 Avenue, Edmonton

MLS® #E4449114

**\$679,000**

3 Bedroom, 2.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to Summerside, one of Edmonton's most desirable lake communities, offering exclusive year-round access to Summerside Lake for swimming, paddleboarding, and kayaking. This beautifully maintained 2-storey home at 8008 18 Ave SW blends comfort, function, and thoughtful upgrades. The main floor includes a spacious foyer, private glass-doored den, stylish half bath, bright great room, and a chef's kitchen with gas stove, pantry, and ample storage. Upstairs offers 3 bedrooms, including a primary suite with laundry access, plus a large bonus room. Enjoy central A/C, water softener, central vac with hide-a-hose on the main floor, a landscaped yard with in-ground irrigation, shed, and maintenance-free deck. The attached garage has hot/cold water taps, great for pets or vehicles.

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449114  |
| Price          | \$679,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,404     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2014                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8008 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0Z8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Glass Door                                                                                |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Landscaped |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 102             |
| Zoning         | Zone 53         |
| HOA Fees       | 453.02          |
| HOA Fees Freq. | Annually        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 7:17am MDT