

## \$445,998 - 2210 86 Street, Edmonton

MLS® #E4441031

**\$445,998**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Live the Summerside Lifestyle! Located in one of Edmonton's most sought-after communities, this 4-bedroom, 3.5-bath home backs onto walking trails and comes with access to Summerside's private lake. With 1,455 sq ft, the open-concept main floor features a modern kitchen with stainless steel appliances, a walk-in pantry, and seamless flow into the living room—where sliding doors lead you out to the backyard deck, perfect for morning coffee or summer BBQs. Upstairs, you'll find a bright and spacious bonus room with large windows, a generous primary bedroom with a walk-in closet and 4-piece ensuite, plus two additional bedrooms, a full bathroom, and convenient upstairs laundry. The fully finished basement offers even more flexibility with a fourth bedroom, 4-piece bathroom, and extra living space to relax or host guests. Located near schools, shopping, and all the amenities Summerside is known for, this home is move-in ready and waiting for its next chapter.

Built in 2016

### Essential Information

MLS® # E4441031

Price \$445,998

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2210 86 Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G2

### Amenities

Amenities	Air Conditioner
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Beach Access, Lake Access Property
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 6th, 2025  
Days on Market                12  
Zoning                              Zone 53  
HOA Fees                         453.05  
HOA Fees Freq.                Annually

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