

# **\$1,865,000 - 1807 90a Street, Edmonton**

MLS® #E4433437

**\$1,865,000**

6 Bedroom, 4.00 Bathroom, 3,377 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

PRICE DROP BACKING LAKE  
SUMMERSIDE - SPECTACULAR VIEWS,  
PRIVATE DOCK, BBALL COURT, HOT TUB,  
POND, TRIPLE GARAGE & WALK OUT  
BASEMENT. Just imagine what life could be  
like! Swimming, paddle boarding, BBQs,  
skating, gathering... LIVING. Impeccable pride  
of ownership throughout! The main floor offers  
open concept living/dining/kitchen with a front  
formal space PLUS a spacious bedroom/den  
with private deck access & 3 pc bath. Perfect  
setup for an office/nanny suite/or live-in  
parents. The upper floor boasts 4 beds, 2  
large baths, & laundry. This property truly has  
the dream WALKOUT BASEMENT - 2nd  
kitchen, huge rec room, 6TH bed, full bath, &  
access to that INCREDIBLE OUTDOOR  
OASIS. Upgrades Galore: NEW WINDOWS,  
NEW W/D, NEW Duradeck & glass railings,  
recent basement renovation, low maint clover  
lawn. And don't forget that triple garage loaded  
w/ EPOXY & STORAGE. There is no need for  
a lakefront cabin... this is the ultimate  
LIFESTYLE LOCATION. Clubhouse even  
offers YOGA, BEACH VOLLEYBALL, TENNIS,  
BOAT RENTALS!

Built in 2007

## **Essential Information**

MLS® #

E4433437



Price	\$1,865,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,377
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1807 90a Street
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C8

### Amenities

Amenities	Deck, Lake Privileges, Patio, Walkout Basement, Wet Bar
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dryer, Freezer, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Vacuum Systems, Washer, Water Softener, Window Coverings, Refrigerators-Two, Dishwasher-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Beach Access, Lake Access Property, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jan Reimer K-9
Middle	Jan Reimer K-9
High	J Percy Page

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	65
Zoning	Zone 53
HOA Fees	1087.22
HOA Fees Freq.	Annually

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