

## **\$950,000 - 4278 Savaryn Drive, Edmonton**

MLS® #E4442858

**\$950,000**

4 Bedroom, 3.50 Bathroom, 3,046 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

### **PRIVATE DOCK & DIRECT LAKE ACCESS!**

Cul-de-sac, PIE lot, beautifully landscaped yard with a deck & gazebo backing a PRIVATE walking path to Lake Summerside.

Summer does not get better than this!

Gorgeous 3000sf home with 9' ceilings w/ speaker rough in, tiled main floor. Huge kitchen featuring granite counter tops, 42" cabinets, stainless appliances - gas stove, 2 wall ovens. Bright dining nook with windows on 3 sides. Cozy living room with a gas fireplace & huge window looking at the gorgeous yard. There is also an office, large formal dining room or play area, laundry & walk-through pantry w/ extra freezer enroute to the garage.

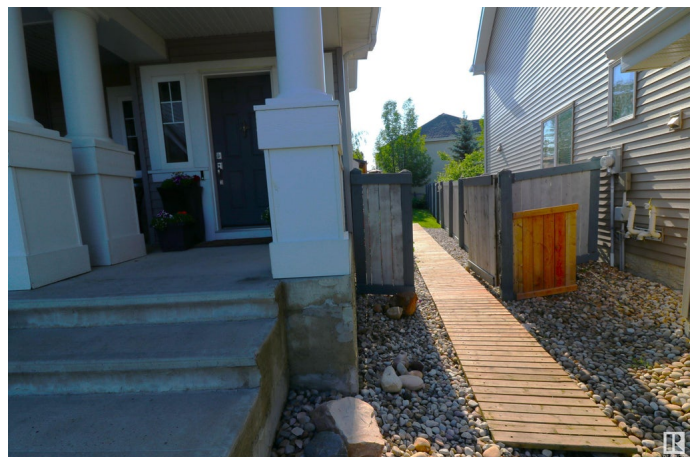
Upstairs are 4 bedrooms, 2 full baths & large bonus room w/ a vaulted ceiling. The basement is a great entertainment zone featuring a THEATRE ROOM, pool table, wet bar & fitness area. There is a steel beam if future owner wanted it wide open. Stunning property & enjoy all of the amenities that come with Lake access- skating, swimming, tennis, basketball & kayak into the sunset!

Built in 2011

### **Essential Information**

MLS® # E4442858

Price \$950,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,046
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4278 Savaryn Drive
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0P4

### Amenities

Amenities	Air Conditioner, Bar, Ceiling 9 ft., Deck, Gazebo, Tennis Courts, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Lake Access Property, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	13
Zoning	Zone 53
HOA Fees	653.28
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 June 30th, 2025 at 2:32am MDT